



3 Beds, Semi-Detached, Freehold, £120,000

Dan Caerlan

Three Estate Agents Talbot Green are delighted to present this three-bedroom, semi-detached property, located in the sought-after location of Llantrisant. This home offers excellent potential for investors or cash buyers.

Features

- ▀ INVESTMENT OPPORTUNITY
- ▀ NO CHAIN
- ▀ REFURBISHMENT PROJECT
- ▀ FRONT & REAR GARDENS
- ▀ CLOSE TO LOCAL AMENITIES

Three Estate Agents Talbot Green are delighted to present this three-bedroom, semi-detached property, located in the sought-after location of Llantrisant. This home offers excellent potential for investors or cash buyers, with its prime location close to local amenities and just a short drive from Junction 34 of the M4.

The ground floor features a spacious lounge, complete with carpeted flooring and a feature fireplace. Double doors lead from the lounge to a dining area, also carpeted.

At the rear of the property, you will find an ample-sized kitchen/diner. Adjacent to the kitchen is a store room and a convenient WC, offering potential to convert into a dedicated utility room for added functionality.

Upstairs, the property offers three well-proportioned bedrooms, all with carpeted floors. Two are large doubles, while the third can comfortably serve as a large single or small double. The floor also houses the family bathroom.

The property sits on a generous plot with gardens to both the front and rear, providing outdoor space for further development.

Please note, this home is of non-standard construction, so a cash purchase or specialist financing will be required. With some investment in modernisation and improvements, this property offers an excellent opportunity as a buy-to-let in a desirable and thriving area.

Don't miss out! Call today to arrange a viewing and explore the potential this property has to offer.

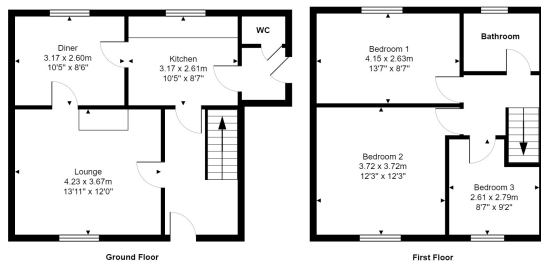






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

63, Dan Caerlan, Pontyclun, Mid Glamorgan, CF72 8HD



All measurements are approximate and for display purposes only