



## 2 Beds, Semi-Detached, Freehold, £195,000

### Highfields

Three Estate Agents Talbot Green are pleased to present this beautifully maintained, modern home situated in the sought-after Highfields area of Coedely.

### Features

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- EN-SUITE TO MASTER
- DOWNSTAIRS CLOAKROOM / W.C.
- NHBC BUILDERS WARRANTY REMAINING
- FAR REACHING VIEWS



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Three Estate Agents Talbot Green are pleased to present this beautifully maintained, modern home situated in the sought-after Highfields area of Coedely.

Upon entering, you are greeted by a spacious hallway that provides access to a ground floor WC and the main living area. The open-plan living space includes a comfortable lounge/dining area, complete with carpeted flooring and French doors that lead out to the rear garden.

The contemporary kitchen is integrated into the open-plan design and boasts an array of ample storage units, cushioned flooring, ceramic tiled walls, and built-in appliances, including an oven, hob, extractor fan, and fridge-freezer.

Upstairs, the property offers two generous double bedrooms, both with carpeted flooring. The master bedroom benefits from its own en-suite shower room. The main bathroom is stylishly finished with ceramic tile splashbacks.

Externally, the property includes off-road parking for two vehicles, as well as a spacious, south-west facing rear garden. The garden features a patio area, a lower lawn tier, and is bordered by trees, offering both space and privacy.

This is a wonderfully presented home in a highly desirable location. If this property interests you, don't hesitate to call today to arrange a viewing.





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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		