



## 3 Beds, Detached, Freehold, £329,950

### Tan Yr Allt

Three Estate Agents Talbot Green are thrilled to present to the market this beautifully presented, three-bedroom detached property, situated in the highly sought-after Tan Yr Allt development in Cross Inn.

### Features

- DETACHED
- NEWLY REFURBISHED THROUGHOUT
- LOUNGE/KITCHEN/DINER
- GARAGE
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Three Estate Agents Talbot Green are thrilled to present to the market this beautifully presented, three-bedroom detached property, situated in the highly sought-after Tan Yr Allt development in Cross Inn.

This exceptional home boasts a thoughtfully designed layout, perfect for modern family living.

Upon entering, you are welcomed by spacious, open-plan living areas. The lounge is both stylish and comfortable, featuring plush carpeting, a sleek media wall, and a feature fireplace, creating a cozy yet contemporary atmosphere.

An archway leads seamlessly to the modern kitchen-diner, a true highlight of the home. The space is adorned with oversized ceramic floor tiles and offers ample storage with its fitted units. A breakfast bar provides a casual dining option, while integrated appliances add a touch of convenience. French doors open directly onto the rear garden, allowing for easy indoor-outdoor living.

Adjacent to the kitchen-diner is a separate utility room and a ground-floor WC, both finished with matching tiles for a cohesive aesthetic.

Upstairs, the property features three generously sized bedrooms, all with soft carpeting for comfort. The master bedroom includes a modern ensuite shower room, adding a touch of luxury. The family bathroom is equally impressive, with ceramic tiles adorning both the walls and floor, a sleek vanity unit with a wash hand basin, and a floating WC, all designed with contemporary elegance in mind.

Externally, the property continues to impress. The front garden is neatly landscaped and accompanied by a driveway leading to the integral garage. The rear garden offers a patio area, a raised tier with additional patio s









