



## 3 Beds, Terraced, Freehold, £135,000

**Bridgend Road, Llanharan**

Three Estate Agents Talbot Green are delighted to present this three-bedroom terraced home in the heart of Llanharan, offering fantastic potential for buyers looking to put their own stamp on a property.

### Features

- LARGE LOUNGE DINER
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- SHOWER OVER BATH
- LARGE REAR GARDEN
- REFURBISHMENT OPPORTUNITY



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Three Estate Agents Talbot Green are delighted to present this three-bedroom terraced home in the heart of Llanharan, offering fantastic potential for buyers looking to put their own stamp on a property.

Upon entering, you are welcomed by a spacious open-plan lounge and dining area, featuring a fireplace and carpeted flooring.

To the rear, the well-sized kitchen is fitted with ample storage units, laminate flooring, and provides direct access to the generous rear garden.

Adjacent to the kitchen, the family bathroom is complete with ceramic tiled walls, a shower-over-bath, and cushioned laminate-effect flooring.

Upstairs, the property offers three bedrooms, all benefiting from carpeted flooring.

Outside, the expansive rear garden features a patio area, a decorative chippings section, and a lawn, providing potential for a great outdoor space.

While the property would benefit from some modernisation, it presents a fantastic opportunity to create a home tailored to your needs.

Please call us today to arrange your viewing and explore the potential this property has to offer.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

