



## 3 Beds, Terraced, Freehold, £199,950

### Park Terrace, Tondy

Three Estate Agents Talbot Green are delighted to present this beautifully presented three-bedroom terraced home, situated in the sought-after location of Tondy. A charming Grade II listed miner's cottage that sits on the edge of the stunning 300-acre Parc Slip Nature Reserve.

### Features

- ▀ MID TERRACED COTTAGE
- ▀ THREE BEDROOMS
- ▀ IMMACULATE THROUGHOUT
- ▀ CUL DE SAC LOCATION
- ▀ OFF ROAD PARKING
- ▀ DETACHED WORKSHOP

Three Estate Agents Talbot Green are delighted to present this beautifully presented three-bedroom terraced home, situated in the sought-after location of Tondy. This charming Grade II listed miner's cottage sits on the edge of the stunning 300-acre Parc Slip Nature Reserve, an area of outstanding natural beauty and historical significance. Conveniently located near Junction 36 of the M4 and the local train station, it offers an ideal setting for commuters.

Upon entering via a new composite door, you are welcomed into a spacious lounge featuring stylish laminate flooring, an open-plan staircase, and a characterful antique wrought iron solid fuel fireplace. Adjoining this space is a separate dining area, also benefiting from laminate flooring, providing an ideal setting for entertaining.

To the rear of the property, you will find a modern fitted kitchen, complete with laminate flooring and ceramic-tiled splash backs to walls. A separate utility room with ceramic tile effect cushioned flooring adds further convenience. The modern ground-floor bathroom is finished with ceramic tile effect cushioned flooring and ceramic tiles to walls, and includes a shower over the bath.

Upstairs, the property boasts two generously sized double bedrooms, both carpeted for comfort. The master bedroom further benefits from a built-in wardrobe, offering ample storage. The third bedroom is a generous single also with carpet to floor and is currently utilised as a study.

Externally, the landscaped south-west facing rear garden backs onto a private lane with allotments and direct access through the woods to the nature reserve. The garden features a patio area, a neatly maintained lawn and mature shrub borders along with an outdoor detached office of solid brick construction with electric lighting, heating, phone/internet access, fitted desktop and steel security door. There is also off road parking to the rear of the garden.



# 3 THREE ESTATE AGENTS

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