



3 Beds, Detached, Freehold, £310,000

The Oaks, Llantwit Fardre

Three Estate Agents Talbot Green are delighted to present this spacious three-bedroom detached property, situated on a private drive in the sought-after location of Llantwit Fardre.

Features

- NO CHAIN
- PRIVATE DRIVE
- MODERN KITCHEN
- DOUBLE GARAGE
- LARGE PLOT
- SOUGHT AFTER LOCATION



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Three Estate Agents Talbot Green are delighted to present this spacious three-bedroom detached property, situated on a private drive in the sought-after location of Llantwit Fardre.

This home offers generous living space throughout, starting with a welcoming entrance hallway that provides access to all ground floor rooms, including a convenient downstairs WC.

The bright and airy lounge features a cosy fireplace and carpeted flooring, seamlessly flowing through an archway into the dining area, which boasts laminate flooring and French doors opening out to the rear garden.

At the rear of the property, you'll find a kitchen area with ceramic tiled flooring and walls, integrated oven, hob, and extractor hood. Adjacent to the kitchen is a large, separate utility room, also fully tiled.

A versatile second reception room completes the ground floor and offers flexible use as a home office, playroom, or additional lounge.

Upstairs, the property offers three well-proportioned bedrooms, all with fitted carpets. The master bedroom further benefits from a private ensuite shower room.

The family bathroom is tastefully finished with tiled floors and walls, a vanity unit housing the wash hand basin and WC, and a shower over the bath.

Externally, the property offers ample off-road parking to the front, while the enclosed rear garden features a spacious patio area, raised lawn, and an additional patio area ideal for family gatherings and entertaining.

This fantastic property offers exceptional potential and is located in the highly desirable area of Llantwit Fardre.

To arrange your viewing, please contact Three Estate Age









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

