



## 3 Beds, Semi-Detached, Freehold, £300,000

**St. Peters Avenue, Llanharan**

Three Estate Agents Talbot Green are delighted to offer to the market this immaculate three-bedroom semi-detached home with a converted garage, situated in the highly sought-after location of Llanharan.

### Features

- IMMACULATE HOME
- THREE BEDROOMS
- KITCHEN/DINER
- TWO RECEPTION ROOMS
- EN-SUITE
- GROUND FLOOR W/C



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Three Estate Agents Talbot Green are delighted to offer to the market this immaculate three-bedroom semi-detached home with a converted garage, situated in the highly sought-after location of Llanharan.

The ground floor features a spacious lounge with laminate flooring and a stylish feature fireplace, providing a warm and welcoming living space. To the rear of the property, you'll find a modern kitchen/diner complete with ceramic tiled flooring, brick-effect walls, ample cupboard and worktop space, integrated double oven, hob, and extractor hood. There's also plenty of room for a dining area, and French doors lead directly out to the rear garden.

Adjacent to the kitchen is a separate utility area, offering added convenience. The converted garage is currently utilised as a large dining room with laminate flooring, though it could easily serve a variety of alternative uses such as a home office, playroom, or additional sitting room. Completing the ground floor is a practical downstairs WC.

Upstairs, the property offers three generously sized double bedrooms. Two of the bedrooms are carpeted, while one features laminate flooring. The master bedroom and the third bedroom both benefit from built-in storage, and the master further boasts a modern ensuite shower room.

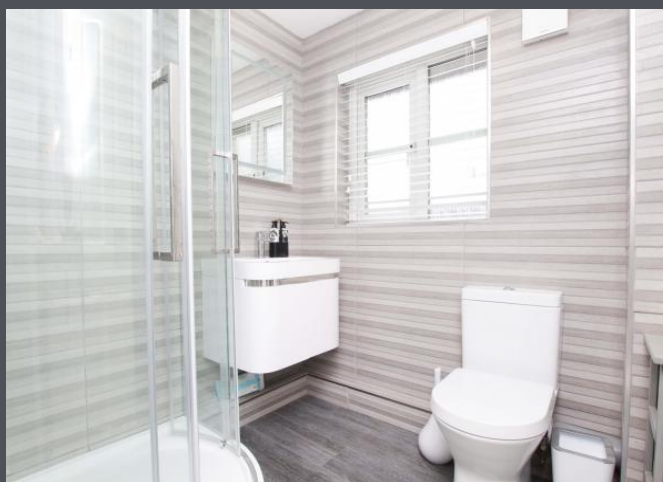
The family bathroom is well-appointed with a large walk-in shower, ceramic wall tiles, laminate flooring, and a vanity unit with an inset wash basin.

Outside, the home features a low-maintenance front garden laid to patio and decorative stone, along with off-road parking. The spacious rear garden includes two decking areas, a lawn, and is bordered by mature shrubs, creating a perfect setting

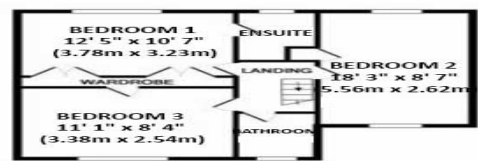
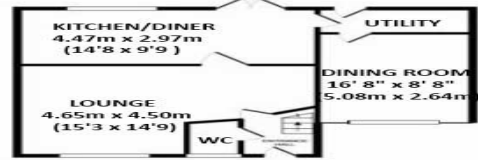








Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and windows should not be relied upon and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The use of this plan does not constitute an offer of any kind.  
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