



103 Talbot Road Talbot Green CF72 8AE    [www.3EA.uk](http://www.3EA.uk)    [mail@3EA.uk](mailto:mail@3EA.uk)    Tel: 01443 85 33 33 Fax: 01443 800 565



## 2 Beds, Terraced, Freehold, £185,000

### **Chandlers Reach**

Three Estate Agents Talbot Green are delighted to bring to the market this two-bedroom mid-link property, located in the highly sought-after area of Chandler's Reach, Llantwit Fardre. \*\*\*NO ONWARD CHAIN\*\*\*

### **Features**

- NO CHAIN
- KITCHEN
- LOUNGE/DINER
- FRONT & REAR GARDENS
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING



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Three Estate Agents Talbot Green are delighted to bring to the market this two-bedroom mid-link property, located in the highly sought-after area of Chandlerâ€™s Reach, Llantwit Fardre. This inviting home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize, and is ideally positioned within a popular residential development.

Upon entering the property, you are welcomed into an entrance hallway that leads through to a spacious lounge/diner. This generous living area is enhanced by French doors that open directly onto the rear garden.

To the front of the property is an ample sized kitchen, offering ample workspace, ceramic tile effect flooring and complementary tiled splashbacks.

Upstairs, the property features two double bedrooms, both benefiting from carpeted flooring. Completing the first floor is a bathroom, fitted with ceramic wall splashbacks.

Externally, the home boasts a neat front garden and convenient off-road parking. To the rear, youâ€™ll find a generous garden comprising a large lawn and a patio area, ideal for enjoying the warmer months.

This is an excellent opportunity to purchase a home in a well-regarded location. For more information or to arrange a viewing, please contact Three Estate Agents at your earliest convenience.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

