



## 3 Beds, Semi-Detached, Freehold, £219,950

### Carmarthen Drive, Tonteg

Three Estate Agents Talbot Green are delighted to present this three-bedroom semi-detached home, located in the highly sought-after village of Tonteg.

### Features

- THREE BEDROOMS
- LOUNGE/DINER
- GARAGE
- OFF ROAD PARKING
- RECENTLY DECORATED
- NO CHAIN



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Three Estate Agents Talbot Green are delighted to present this three-bedroom semi-detached home, located in the highly sought-after village of Tonteg.

The property has been freshly decorated throughout, requiring only new flooring to complete the refurbishment. This makes it an ideal opportunity for buyers to add their own finishing touch and create a home to their taste.

On the ground floor, the entrance porch leads to a hallway with access to all principal rooms. The spacious open-plan lounge and diner is filled with natural light thanks to a large front window and French doors opening onto the rear garden. A feature fireplace provides a focal point, making this a welcoming space for both relaxing and entertaining. The modern fitted kitchen is well designed, offering ample storage, ceramic tiled flooring, and an integrated oven, hob, and extractor hood.

Upstairs, there are two generous double bedrooms, a comfortable single bedroom, and a family bathroom finished with ceramic wall and floor tiles, complete with a shower-over-bath arrangement.

Externally, the home features a front garden with mature shrubs, along with a long driveway providing ample off-road parking and leading to a detached garage. The rear garden offers both a patio area and a lawned space, surrounded by established shrubs.

With the benefit of recent redecoration, this property is ready to move into, with only flooring needed in some areas. Early viewing is highly recommended. Please contact Three Estate Agents to arrange your appointment.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		