



## 3 Beds, Semi-Detached, Freehold, £280,000

**Calderton Road, Gwaunmiskin**

Three Estate Agents Talbot Green are delighted to present to the market this beautifully presented three-bedroom semi-detached home, located in the ever-popular area of Gwaunmiskin, Beddau.

### Features

- SUN ROOM
- VERY WELL PRESENTED
- OFF ROAD PARKING
- MODERN KITCHEN
- MODERN BATHROOM
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green are delighted to present to the market this beautifully presented three-bedroom semi-detached home, located in the ever-popular area of Gwaunmiskin, Beddau.

The property offers stylish, modern living throughout and is perfect for families or those looking for a home ready to move straight into.

The accommodation begins with an entrance opening directly into a welcoming lounge, featuring laminate flooring, an open-plan staircase, and a striking media wall.

From here, an archway leads into a spacious kitchen/diner, which continues the modern theme with matching laminate flooring, granite worktops, and a range of integrated appliances including oven, hob, extractor hood, and dishwasher. There is ample space for a family dining area, making this an ideal hub of the home.

Another archway from the kitchen leads to a stunning single-storey rear extension, which is undoubtedly the highlight of this property. This versatile living space boasts a second media wall, impressive bi-fold doors opening onto the garden, and a feature lantern that floods the room with natural light, creating a bright and inviting atmosphere.

To the first floor, there are three well-proportioned bedrooms, all finished with laminate flooring. Two of the bedrooms are generous doubles, while the third is a comfortable single.

Completing the upstairs is a modern family bathroom, styled to a high standard with ceramic wall tiles, a vanity unit with wash basin and WC, and an L-shaped bath with shower over.

Externally, the property continues to impress. To the front, there is a garden with a mature hedgerow offering privacy, along w









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

