



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



## 3 Beds, Detached, Freehold, £325,000

### Comin Y Coed

Three Estate Agents Talbot Green are delighted to present to the market this modern and beautifully presented three-bedroom detached property, ideally located in the sought-after area of Tonyrefail.

### Features

- DETACHED
- MODERN HOME
- GARAGE
- LANDSCAPED GARDENS
- IMMACULATE
- REMAINING NHBC INSURANCE



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The property briefly comprises an inviting entrance hallway with attractive herringbone flooring, providing access to all principal rooms, including a convenient ground floor WC.

The spacious lounge features laminate flooring, a stylish media wall, and enjoys an abundance of natural light through a front-facing window and French doors opening onto the rear garden.

Completing the ground floor is a modern open-plan kitchen/diner, boasting ample storage units, a breakfast bar, herringbone flooring, and dual-aspect windows that flood the space with natural light—perfect for family living and entertaining.

To the first floor, there are three double bedrooms. The master bedroom benefits from carpeted flooring and a modern en-suite shower room, while bedrooms two and three feature laminate flooring.

Externally, the property offers landscaped gardens to both front and rear. The front provides off-road parking for three vehicles along with a single garage, while the rear garden boasts a large patio area, low-maintenance artificial lawn, and fantastic views—an ideal space for relaxing or entertaining.

This immaculate family home must be viewed to be fully appreciated. To arrange your viewing, please contact Three Estate Agents today.





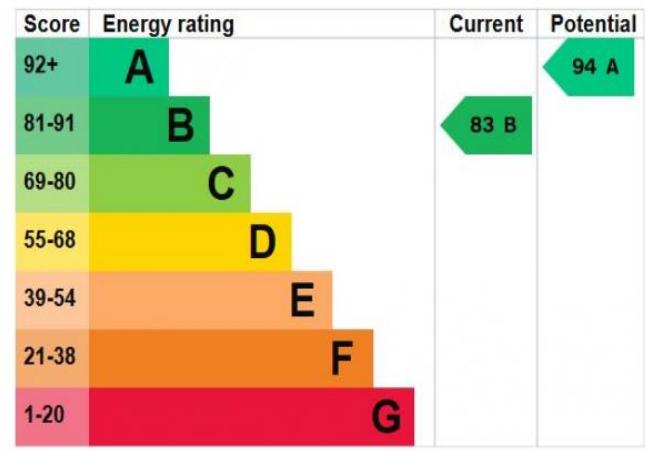
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### THE BURNABY

PLOTS 2, 13, 27, 56, 58, 62, 66 & 68



| GROUND FLOOR    |                               |
|-----------------|-------------------------------|
| Living          | 5.36m x 3.07m 17' 7" x 10' 1" |
| Kitchen /       |                               |
| Family / Dining | 5.36m x 3.75m 17' 7" x 12' 5" |
| WC              | 1.64m x 1.34m 5' 4" x 3' 9"   |

| FIRST FLOOR |                               |
|-------------|-------------------------------|
| Bedroom 1   | 3.43m x 3.13m 11' 3" x 10' 3" |
| En suite    | 3.17m x 1.88m 10' 4" x 6' 2"  |
| Bedroom 2   | 3.17m x 2.39m 10' 4" x 7' 10" |
| Bedroom 3   | 2.59m x 2.39m 8' 6" x 7' 10"  |
| Bathroom    | 2.18m x 1.74m 7' 2" x 5' 9"   |

Please note all dimensions are approximate. " = Max dimensions