



St. James Mews, £260,000

- Stunningly presented
- Low maintenance rear garden
- Driveway leading to garage
- Close to Llanharan train station
- Short drive to Talbot Green Retail Park
- EPC Rating: C



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About the property

A fantastic opportunity to purchase this three bedroom detached family home in Llanharan. This home is ideal for those just starting off or those with a small family. The location is fantastic as it is close to Llanharan train station, close to a local park, and a short drive away from Talbot Green Retail Park.

Internally the property briefly comprises of entrance hallway, wc, lounge and stunning modern kitchen breakfast room which definitely must be viewed to be appreciated. To the first floor are three bedrooms which benefit from built in wardrobes along with the modern family bathroom.

Outside the property has driveway parking leading to the garage and to the rear is a low maintenance garden with patio and decking.

This home must be viewed to be appreciated.



Accommodation

Entrance Hallway

Enter via uPVC double glazed door to hallway. Stairs to first floor. Door to w.c and lounge.

W.C

Fitted with a two piece suite comprising of w.c and wash hand basin. Obscure window to front.

Lounge

13' x 13' 4" (3.96m x 4.06m)

uPVC double glazed window to front. Door to storage cupboard and kitchen/breakfast room.

Kitchen/breakfast Room

16' 4" max x 8' 7" max (4.98m max x 2.62m max

Fitted with a range of wall and base units with worktop over. Stainless steel sink and mixer tap. Integral oven, hob and extractor fan along with an integrated fridge freezer. Space for washing machine. Breakfast bar area ideal for families. uPVC double glazed window and french doors to rear.

Landing

Access to all bedrooms and family bathroom along with the airing cupboard. Loft access.

Master Bedroom

9' 1" x 11' 3" (2.77m x 3.43m)

uPVC double glazed window to front. Double fitted wardrobes.

Bedroom Two

8' 6" x 9' 11" (2.59m x 3.02m)

uPVC double glazed window to rear. Fitted wardrobes.

Bedroom Three

7 x 8' (2.13m x 2.44m)

uPVC double glazed window to front.

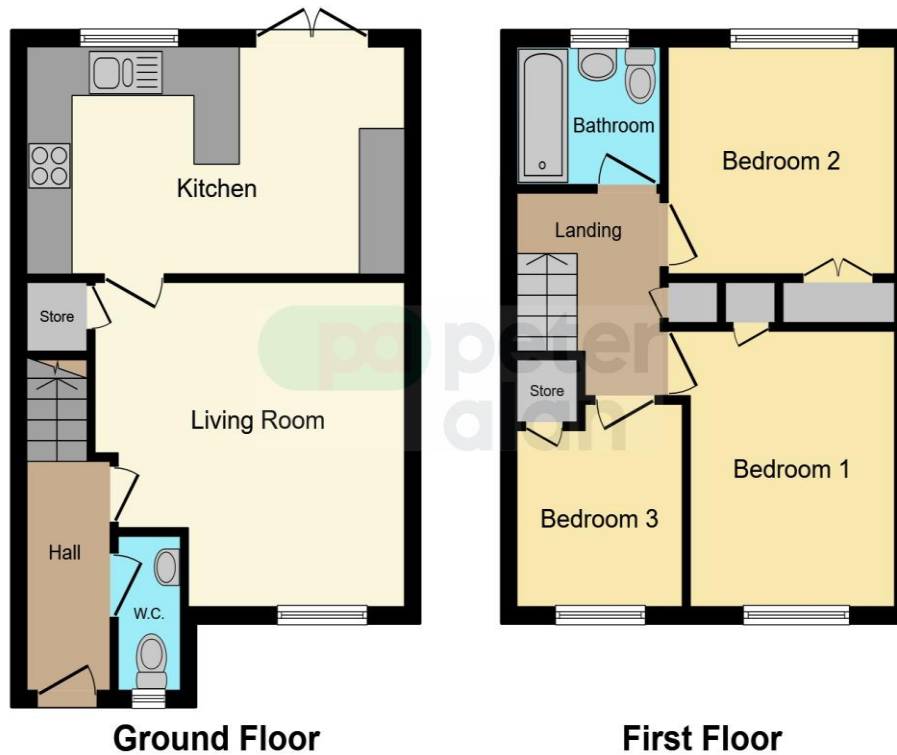
Bathroom

Fitted with a three piece suite comprising of P shaped bath with shower over, w.c and wash hand basin. Obscure uPVC double glazed window to rear.

Outside

Driveway to garage. Gravel to the front. To the rear is a low maintenance garden which has an area of patio with a decked area. Access to garage from front and back.

Floorplan



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