



## St. James Mews, offers over £250,000

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



 3  1  1



## About the property

Stunning and modern family home in a quiet cul de sac Llanharan. This three bedroom detached home with a driveway and garage is ready for a new purchaser benefits include fitted wardrobes, breakfast bar and low maintenance garden and close to Llanharan train station.

## 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.

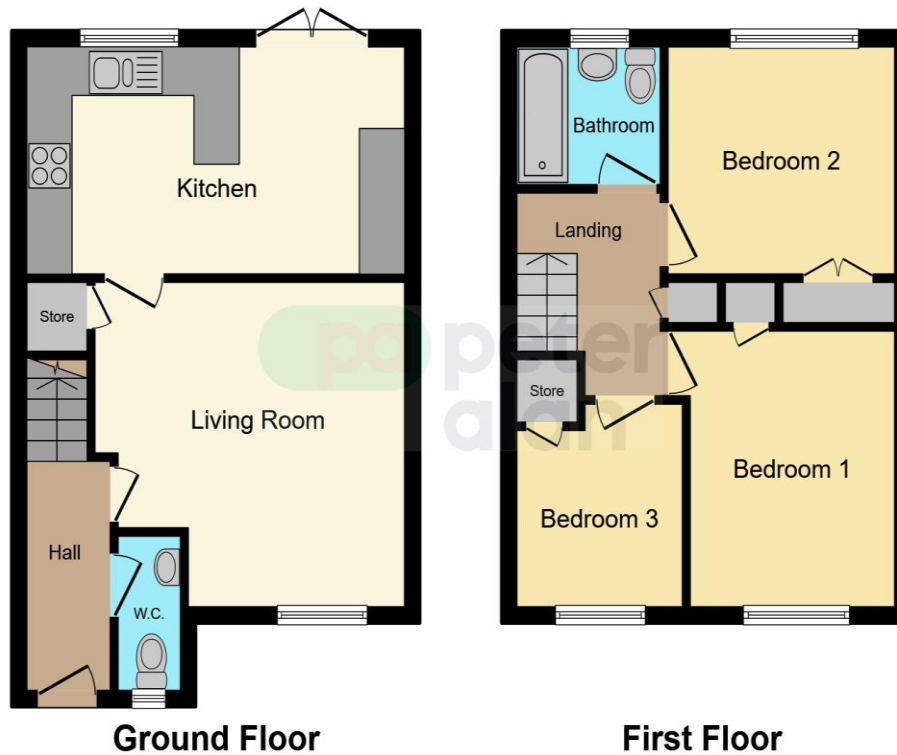
## Bathroom

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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