



## Talygarn Court, offers over £350,000

- Town House
- Modern Kitchen
- Modern Bathroom
- Council Tax Band - F
- EPC Rating: C



 3  3  1



## About the property

A highly attractive three bedroom, sizeable, End-Town House situated on the much sought after Talygarn Manor & Country Park development with Western Courtyard.





## Accommodation

### Entrance

### Lounge

14' 3" x 17' 2" ( 4.34m x 5.23m )  
Feature balcony with stunning views.

### Lower Ground Floor

### Kitchen/diner

19' 1" x 17' 2" ( 5.82m x 5.23m )  
Fitted with a range of wall and base units with worktop over. Integral oven, microwave, hob, fridge freezer and dish washer. Stainless steel sink and mixer tap. Ample space for table and chairs. Patio doors to rear.

### Utility Room

9' 3" x 5' 2" ( 2.82m x 1.57m )  
Fitted with a range of base units with worktop over. Sink and tap. Space for appliances.

### Bedroom 1

9' 2" x 13' 9" ( 2.79m x 4.19m )  
Window to rear, built in storage space, En-Suite.

### Bedroom 2

10' x 10' 4" ( 3.05m x 3.15m )  
Window to front, built in storage cupboards

### Bedroom 3

11' 3" x 7' 8" ( 3.43m x 2.34m )  
Window to rear, carpet.

### Garden

A very private and generous size rear garden,

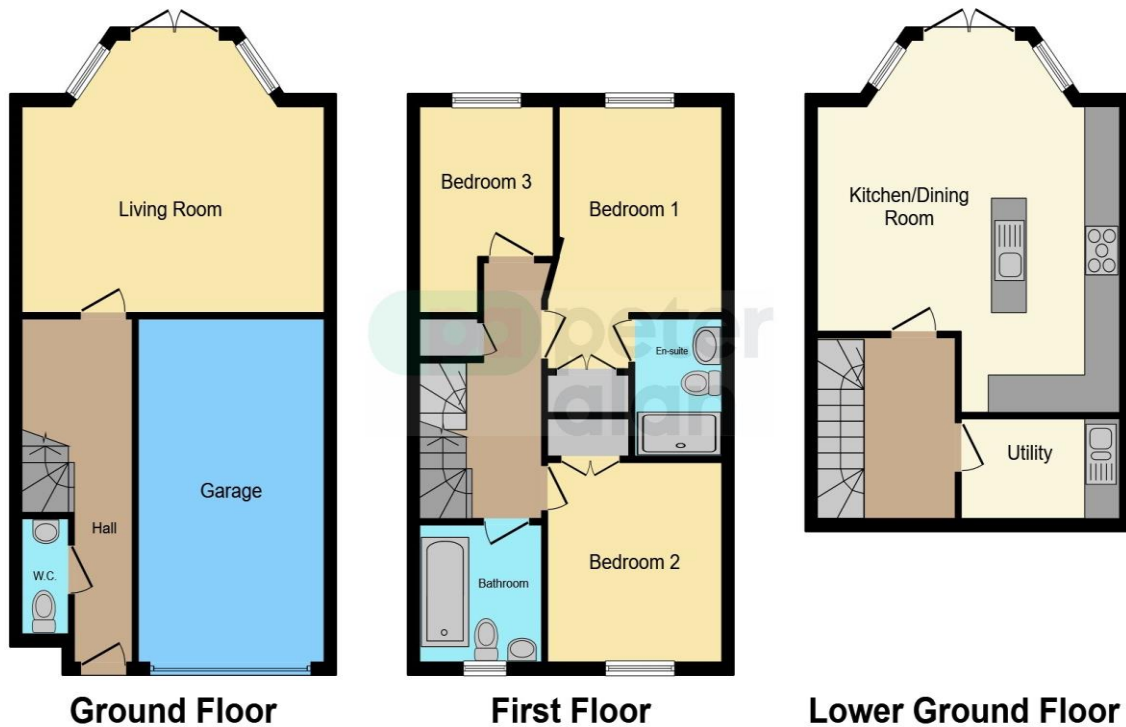
### Wc

Fitted with a two piece suite comprising: wc and wash hand basin.

### Bathroom

Fitted with a three piece suite comprising: a bath, wc and wash hand basin.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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