



## Tegfan, ##Invalid Field

£320,000

- council tax band D
- Overlooking Sports Fields
- Semi Detached with Three /four Bedrooms
- Two Bathrooms
- EPC Rating: D



3 2 2



## About the property

Located close to a great range of local amenities, as well as local transport links with Pontyclun train station just a short distance away. Internally the accommodation is both spacious and versatile. The property benefits from two bathrooms, lounge and separate dining room, kitchen with utility area. To the front there is a driveway and car port and to rear the garden overlooks the sports playing fields. to the first floor you have three bedrooms along with family bathroom Viewing is highly advised to appreciate all on offer here, to arrange you internal viewing please contact our Talbot Green office on 01443 222851



## Accommodation

### Entrance

As you enter the property you have porch area with door leading to open plan lounge and access to ground floor shower room

### Shower Room

Low level w.c, wash hand basin, tile splash back, UPVC double glazed window to side, shower cubicle.

### Lounge

A bright and modern lounge with feature wall with fitted space for tv for that fresh clean look. This open space allows for dining area and arch way to the kitchen

### Kitchen

Open and bright space fitted with a range of matching wall and base units along with under counter space for washing machine Door leading to utility area

### Bedroom Two

Coming from the utility area you have this versatile room currently used as bedroom but has so many options

### Landing

To the first floor you have access to three bedrooms and family bathroom

### Master Bedroom

Situated to the front of the property you have double room with built in wardrobe space

### Bedroom Three

TO the rear of the property with views of the sports field

### Bedroom Four

To the front of the property a good sized forth bedroom

### Bathroom

Three piece bathroom suite consisting of bath wash

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## Floorplan



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