



103 Talbot Road Talbot Green CF72 8AE www.3EA.uk mail@3EA.uk Tel: 01443 85 33 33 Fax: 01443 800 565



3 Beds, Semi-Detached, Freehold, £215,000

Byron Avenue, Beddau

Three Estate Agents Talbot Green delighted to bring to market this beautifully presented two bedroom semi-detached home, complete with a converted loft room, situated in the highly sought-after area of Beddau. This property is ideal for first-time buyers and young families.

Features

- TWO BEDROOMS PLUS ATTIC ROOM
- NO CHAIN
- MODERN KITCHEN & BATHROOM
- LOW MAINTENANCE GARDENS
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green delighted to bring to market this beautifully presented two-bedroom mid-terrace home, complete with a converted loft room, situated in the highly sought-after area of Beddau. This property is ideal for first-time buyers, young families, or anyone looking for a move-in-ready home in a popular residential location.

Upon entering the property, you're welcomed by a practical entrance porch that leads into a spacious and inviting lounge. The living area features attractive laminate flooring and a stylish feature fireplace, offering a cosy yet modern feel.

To the rear of the home is a contemporary kitchen/diner, designed with both functionality and style in mind. It includes ample unit space, an integrated oven, hob, and extractor fan, as well as room for a dining table.

Upstairs, the first floor offers two double bedrooms, both fully carpeted. The modern family bathroom is a standout feature, boasting twin "his and hers" wash basins, ceramic wall tiles, and a shower-over-bath setup.

A real bonus to this home is the converted loft space, currently used as a third bedroom. This bright and versatile room features carpeted flooring and Velux-style windows, making it ideal as a guest room, office, or additional living space.

Externally, the front garden is neatly laid to patio, and a driveway provides off-road parking for at least two vehicles. The rear garden is designed for low maintenance, offering a patio area, an artificial lawn, and a decked space, ideal for relaxing or entertaining outdoors.

This is a very well-presented property in a desirable and convenient location. If you're interested in viewing, please get in touch to arrange a suitable day and time.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart