



3 Beds, Detached, Freehold, £325,000

St. Illid's Meadow,

Three Estate Agents Talbot Green are delighted to offer to the market this beautifully presented three-bedroom detached property, situated on the highly sought-after modern development of St Illid's, Llanharan.

Features

- BEAUTIFULLY PRESNETED
- LOUNGE/DINER
- KITCHEN/DINER
- CONVERTED GARAGE
- THREE BEDROOMS
- OFF ROAD PARKING

Three Estate Agents Talbot Green are delighted to offer to the market this beautifully presented three-bedroom detached property, situated on the highly sought-after modern development of St Illid's, Llanharan.

The property briefly comprises an entrance porch leading through to a convenient ground floor WC.

The spacious open-plan lounge/diner features ceramic tiled flooring throughout, a charming solid fuel fire, open-plan staircase, and French doors opening onto the rear garden, creating a bright and welcoming living space.

The modern fitted kitchen also benefits from matching ceramic tiled flooring and offers an abundance of base and wall-mounted units, generous worktop space, and integrated oven, hob, and extractor hood.

Completing the ground floor is an additional reception room, currently utilised as a dining room. Formerly the garage, this conversion has been completed to building regulations and offers versatile accommodation that could be used as a home office, playroom, second sitting room, or hobby space.

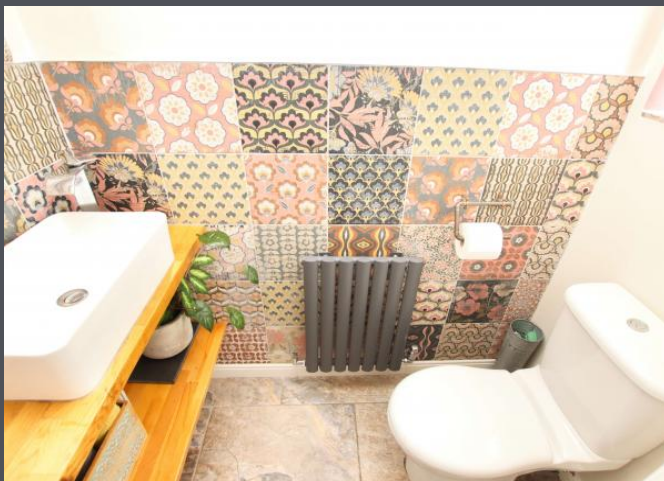
To the first floor are three double bedrooms, all benefiting from laminate flooring. The modern family bathroom is finished with ceramic tiled flooring and walls and features a shower-over-bath configuration.

Externally, the property enjoys a low-maintenance front garden laid with decorative chippings and mature shrubs, together with off-road parking. The enclosed rear garden has been thoughtfully landscaped and features a patio seating area, decorative chippings, a decked area with wooden gazebo, a large garden shed, and a practical wood store.

This exceptionally well-presented family home is located within a popular modern developm









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

