



## 3 Beds, Detached, Freehold, £209,950

### Collenna Road

Three Estate Agents, Talbot Green are delighted to offer to the market this modernised three-bedroom detached property, situated in the sought-after location of Tonyrefail.

### Features

- RENOVATED HOME
- DETACHED
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- THREE BEDROOMS
- FANTASTIC VIEWS



103 Talbot Road Talbot Green CF72 8AE    [www.3EA.uk](http://www.3EA.uk)    [mail@3EA.uk](mailto:mail@3EA.uk)    Tel: 01443 85 33 33    Fax: 01443 800 565

Three Estate Agents, Talbot Green are delighted to offer to the market this modernised three-bedroom detached property, situated in the sought-after location of Tonyrefail.

The property briefly comprises an entrance porch which opens into a spacious lounge featuring laminate flooring.

To the rear of the property is a modern fitted kitchen/diner, also finished with laminate flooring and offering a range of fitted units along with an integrated oven, hob, and extractor hood.

Completing the ground floor is a contemporary fitted bathroom with tiled walls, an L-shaped bath with shower over, and a separate WC.

To the first floor are three bedrooms, all carpeted throughout. Two are generous double bedrooms, while the third is a well-proportioned single bedroom benefiting from built-in storage.

Externally, the property offers off-road parking to the front and a low-maintenance rear garden. The garden features a paved patio area, a raised section laid with artificial lawn, and a further raised decking area, all enjoying fantastic far-reaching views.

This is a very well-presented detached home in a desirable location. To arrange a viewing at a convenient day and time, please contact Three Estate Agents today.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

