



3 Beds, Terraced, Freehold, £210,000

Bridgend Road, Llanharan

Three Estate Agents Talbot Green are delighted to offer to the market this beautifully presented three-bedroom terraced property, ideally located in Llanharan. Boasting two spacious reception rooms, two bathrooms, and a detached garage, this property would make an ideal family home.

Features

- ▶ TWO RECEPTION ROOMS
- ▶ TWO BATHROOMS
- ▶ MODERN FITTED KITCHEN
- ▶ DETACHED GARAGE
- ▶ RAISED FORECOURT
- ▶ CLOSE TO A TRAIN STATION

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The accommodation briefly comprises an entrance hallway providing access to all principal rooms.

To the front of the property is a bright and spacious lounge featuring a bay window and fitted carpeting, creating a warm and welcoming atmosphere. Adjacent to the lounge is a second generous reception room, also benefiting from fitted carpet, offering flexible living and entertaining space.

To the rear of the property is a modern fitted kitchen/diner, complete with a range of wall and base units, integrated oven, hob, extractor hood, and fridge freezer. The room is flooded with natural light and provides an excellent space for family dining.

Completing the ground floor is a convenient shower room/WC, finished with ceramic tile-effect flooring.

To the first floor are three well-proportioned bedrooms, all featuring fitted carpets. Two of the bedrooms are generous doubles, while the third is a spacious single room.

The family bathroom completes the first-floor accommodation and comprises a bath with shower over, ceramic tiled wall, and complementary tile-effect flooring.

Externally, the property benefits from a raised forecourt laid with decorative chippings. To the rear, the enclosed garden features a decked seating area, an area laid with artificial lawn, and access to a detached garage.

Conveniently situated close to local amenities, schools, and Llanharan train station, this excellent property offers fantastic transport links and is p









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

