



4 Beds, Detached, Freehold, £569,950

Clos Brenin, Brynsadler

Three Estate Agents Talbot Green are delighted to offer to the market this substantial four-bedroom detached home, located on the ever-popular Clos Brenin development in Brynsadler.

Features

- NO CHAIN
- DETACHED
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- ENSUITE
- UTILITY

Three Estate Agents Talbot Green are delighted to offer to the market this substantial four-bedroom detached home, located on the ever-popular Clos Brenin development in Brynsadler.

The property briefly comprises a spacious entrance hallway with solid wood flooring and access to all principal rooms, including a convenient ground floor WC.

To the front of the property is a well-presented reception room featuring fitted carpet, a stylish panel-effect feature wall, and a large bay window which floods the room with natural light.

To the rear is a further generous reception room with wood flooring, a feature fireplace, and French doors opening onto the rear garden – ideal for both relaxing and entertaining.

Adjacent to this is a spacious open-plan kitchen/diner, offering a range of fitted units, integrated appliances, and a breakfast bar within the kitchen area, along with ample space for dining. French doors from the dining area also provide direct access to the rear garden.

The ground floor is completed by a separate utility room.

To the first floor, there are four spacious double bedrooms, all with fitted carpets. The master bedroom is particularly impressive, benefitting from a large bay window that creates a bright and airy feel, as well as a contemporary en-suite, featuring ceramic tiled flooring and walls, a separate bath and shower cubicle, and a vanity unit with wash hand basin.

Completing the first floor is a modern family shower room with a large walk-in shower and vanity unit with wash hand basin.

Externally, the property continues to impress. To the front is a landscaped garden laid to lawn with m







3 THREE ESTATE AGENTS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

