



4 Beds, Detached, Freehold, £380,000

Parc Bryn Derwen, , Llanharan

Three Estate Agents Talbot Green are delighted to offer to the market this four-bedroom, immaculately presented and lovingly renovated throughout detached family home, situated on the ever-popular Parc Bryn Derwen development.

Features

- FOUR BEDROOMS
- EN-SUITE
- LOUNGE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- PRIVATE GARDEN
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green are delighted to offer to the market this four-bedroom, immaculately presented and lovingly renovated throughout detached family home, situated on the ever-popular Parc Bryn Derwen development.

The property briefly comprises a welcoming entrance hallway with new cushioned flooring, providing access to all principal rooms, together with a convenient cloakroom with brand new WC and vanity unit with wash hand basin.

Located at the front of the property is a spacious lounge which benefits from newly fitted carpet, a large bay window allowing plenty of natural light, and an open archway leading through to the dining area. The dining room also features newly fitted carpet and French door opening onto the rear garden, creating a bright and inviting space ideal for both everyday living and entertaining.

To the rear of the property is a generous open-plan kitchen/diner fitted with a range of brand new modern base and wall units, cushioned flooring, new integrated oven, hob, extractor hood, and dishwasher. French door opens directly onto the rear garden, flooding the room with natural light and providing a seamless connection between indoor and outdoor living.

Completing the ground floor is a practical utility room offering additional storage and workspace.

To the first floor are four well-proportioned bedrooms, two are spacious doubles with two large singles, all benefiting from newly fitted carpet. The principal bedroom further benefits from a new modern en-suite shower room featuring porcelain tiled flooring and walls, a large walk-in shower enclosure, and a contemporary vanity unit incorporating the WC and wash hand basin.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

