



3 Beds, Semi-Detached, Freehold, £250,000

Heol Pen-y-Parc, Llantrisant

Three estate agents, Talbot Green, are delighted to present to the market this spacious three-bedroom semi-detached property with a detached garage, situated in the sought-after location of Southgate, Llantrisant.

Features

- THREE BEDROOMS
- EN-SUITE
- GROUND FLOOR WC
- OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER LOCATION

Three estate agents, Talbot Green, are delighted to present to the market this spacious three-bedroom semi-detached property with a detached garage, situated in the sought-after location of Southgate, Llantrisant.

The property briefly comprises an entrance hall leading to all principal rooms.

The spacious lounge benefits from fitted carpet, a feature fireplace, a front-facing window, and patio doors to the rear, flooding the room with natural light.

There is also a separate dining room, again featuring fitted carpet.

To the rear of the property is a kitchen/diner with laminate flooring, ample wall and base units, ceramic splashback tiling, and an integrated oven, hob, and extractor hood.

Completing the ground floor is a convenient WC.

To the first floor are three double bedrooms, all with fitted carpet. The principal bedroom further benefits from a walk-in wardrobe and an en-suite shower room with ceramic tiled flooring, a large shower cubicle, and a vanity unit incorporating the WC and wash hand basin.

Also on the first floor is the family bathroom, fitted with ceramic tiled floors and walls, a shower over P-shaped bath, and a vanity unit with WC and wash hand basin.

Externally, the property boasts generous front and rear gardens, both mainly laid to lawn, along with a patio area to the rear. A driveway provides off-road parking and leads to the detached garage.

This is a spacious family home in a highly desirable location. Early viewing is recommended – please call today to arrange a suitable date and time.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		