



2 Beds, Terraced, Freehold, £345,000

Llwynfen Road

Three Estate Agents, Talbot Green, are delighted to present this extended and well-maintained two-bedroom terraced property, ideally located in the heart of Pontyclun.

Features

- TWO LARGE DOUBLE BEDROOMS
- ORIGINALLY A THREE BEDROOM
- EXTENDED
- VERY WELL PRESENTED
- SOUGHT AFTER LOCATION
- CENTRE OF PONTYCLUN

Three Estate Agents, Talbot Green, are delighted to present this extended and well-maintained two-bedroom terraced property, ideally located in the heart of Pontyclun.

Although currently a two bedroomed property, the original third bedroom can easily be reinstated and there is ample loft space for conversion into another bedroom as many properties have undertaken in this street.

Upon entering, you are welcomed into an entrance hallway that provides access to all principal rooms.

To the front of the property sits a spacious lounge, complete with a feature fireplace, fitted carpet, and a large bay window that floods the room with natural light.

To the rear, you will find a modern open-plan kitchen/dining area. The kitchen is finished with ceramic floor tiles, a range of fitted units, and ample workspace, while the dining area benefits from laminate flooring and plenty of space for a large dining table – perfect for entertaining.

The single-storey extension to the rear offers a versatile utility area and a charming sunroom which enjoys the benefit of the south facing garden. This relaxing space overlooks the attractive rear garden and enjoys far-reaching views.

Upstairs, there are two generous double bedrooms, both with carpeted flooring and feature fireplaces. The master bedroom is particularly impressive, having been converted from two rooms, and boasts a large bay window that creates a light and airy atmosphere.

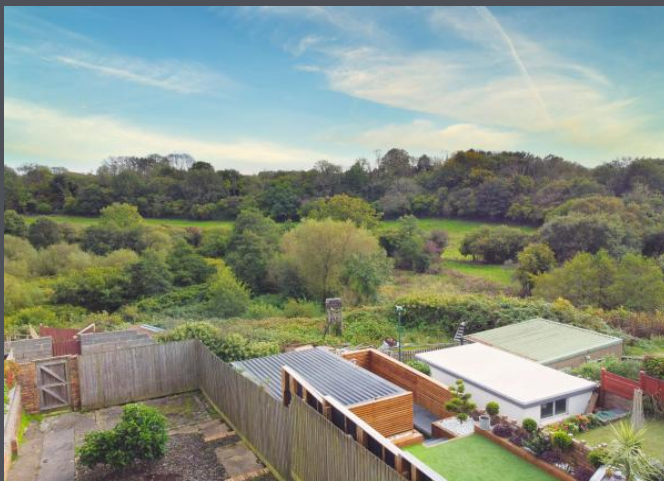
A family bathroom completes the first floor, featuring a modern suite, corner shower with ceramic tiled floor.

Externally, the property is approached via a forecourt, while the t









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Llwynfen Rd, Pontyclun CF72 9EN



All measurements are approximate and for display purposes only