



3 Beds, Semi-Detached, Freehold, £265,000

Marlborough Close, Llantwit Fardre

Three Estate Agents Talbot Green are delighted to offer to the market this well-presented three-bedroom semi-detached property, occupying a generous plot with a substantial rear garden, situated within the sought-after Crown Hill estate in Llantwit Fardre.

Features

- THREE BEDROOMS
- LOUNGE / DINER
- MODERN KITCHEN
- LARGE PLOT
- GARDEN ROOM WITH HEATING
- OFF ROAD PARKING



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The property briefly comprises an entrance hallway leading through to an open-plan lounge/diner featuring laminate flooring, a feature fireplace, a large front-facing window, and French doors opening onto the rear garden. The room is flooded with natural light, creating a bright and welcoming living space.

Completing the ground floor is a modern fitted kitchen with laminate flooring, a range of wall and base units providing ample storage, and integrated appliances including an oven, hob, and extractor hood.

To the first floor are three bedrooms, all benefiting from carpeted flooring. Two of the bedrooms are generous double rooms, whilst the third is a well-proportioned single bedroom. The principal bedroom further benefits from built-in storage.

The accommodation is completed by a modern family bathroom featuring laminate flooring, tiled splashbacks, and a shower-over-bath arrangement.

Externally, the property enjoys a front lawn and a driveway providing ample off-road parking. To the rear is an large, tiered garden comprising a lower laid to resin, a second raised patio terrace, and a further substantial garden area backing onto a wooded area, offering a pleasant degree of privacy and a wonderful outdoor space for families and entertaining.

A particular feature of this home is the detached garage conversion, now providing a versatile garden room with laminate flooring and its own combi boiler, supplying independent central heating along with







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

