



3 Beds, Terraced, Freehold, £159,950

Bridgend Road, Llanharan

Three Estate Agents Talbot Green are delighted to present to the market this three-bedroom terraced home, ideally located in the sought-after area of Llanharan. Offering generous living accommodation making it a perfect choice for families or first-time buyers alike.

Features

- ▶ THREE BEDROOMS
- ▶ TWO RECEPTION ROOMS
- ▶ REAR LANE ACCESS
- ▶ CLOSE TO TRAIN STATION
- ▶ CLOSE TO LOCAL AMENITIES
- ▶ SPACIOUS BATHROOM

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The ground floor boasts two reception rooms, both finished with fitted carpets. The front reception room is further enhanced by a feature fireplace. To the rear, a modern kitchen has been fitted with herringbone style flooring, integrated oven, hob, and extractor hood, as well as ample storage space, making it both practical and attractive.

On the first floor, there are three bedrooms, each with carpet flooring. A generously sized family bathroom completes this level, featuring a his and hers vanity unit with twin wash basins, a shower-over-bath, and laminate-effect cushioned flooring.

Externally, the property benefits from low-maintenance gardens to both the front and rear. The front offers a courtyard, while the rear garden has been laid to patio and benefits from gated access, which also allows for the potential of off-road parking.

Situated close to local amenities, schools, and Llanharan Train Station, this property provides convenience. Early viewing is recommended, so please contact Three Estate Agents today to arrange a suitable time to view.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

