



## 3 Beds, Semi-Detached, Freehold, £195,000

### Tan Y Bryn, Beddau

Three Estate Agents Talbot Green are delighted to present this very well presented three-bedroom semi-detached family home, situated on a generous corner plot in the popular area of Beddau.

### Features

- NO ONWARD CHAIN
- KITCHEN / DINER
- GROUND FLOOR WC
- WET ROOM
- CORNER PLOT
- CLOSE TO LOCAL AMENITIES

Three Estate Agents Talbot Green are delighted to present this very well presented three-bedroom semi-detached family home, situated on a generous corner plot in the popular area of Beddau.

The accommodation briefly comprises a welcoming reception room to the front of the property, featuring attractive laminate flooring and an open-plan staircase.

To the rear, there is a spacious open-plan kitchen/dining room with laminate flooring, a range of fitted wall and base units, and integrated oven, hob, and extractor hood.

Completing the ground floor is a modern and conveniently located WC.

To the first floor are three well-proportioned double bedrooms, all benefiting from fitted carpets. The family bathroom has been converted into a contemporary wet room with ceramic tiled walls.

Externally, the property occupies a substantial corner plot, with gardens that are predominantly laid to lawn and complemented by mature shrubs and planting.

This fantastic family home is being sold with no onward chain and is ideally situated close to local amenities, schools, and transport links.

Early viewing is recommended. To arrange a viewing at a convenient day and time, please contact Three Estate Agents Talbot Green today.









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

