



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

### Gelli Estate, Llanharry

Three Estate Agents, Talbot Green are delighted to offer to the market this well-presented three-bedroom semi-detached family home, ideally located in the sought-after area of Llanharry.

### Features

- LOFT CONVERSION
- PORCH
- THREE DOUBLE BEDROOMS
- GROUND FLOOR WC
- UTILITY ROOM
- LARGE GARDEN

Three Estate Agents, Talbot Green are delighted to offer to the market this well-presented three-bedroom semi-detached family home, ideally located in the sought-after area of Llanharry.

The property briefly comprises an entrance porch and hallway providing access to all ground-floor living areas, including a convenient ground-floor WC and utility room.

To the front of the property is a spacious lounge, finished with carpeted flooring and featuring an attractive feature fireplace, creating a warm and inviting living space.

To the rear is a an open-plan kitchen/diner, complete with ceramic tiles floor and ceramic tiled walls, offering an ideal space for family dining and entertaining.

To the first floor, there are two generous double bedrooms, both benefiting from laminate flooring. One of the bedrooms is particularly spacious, having originally been two separate rooms.

Also located on this floor is a modern family bathroom, finished with ceramic tiles floor, PVC cladded walls, and a shower-over-bath arrangement.

Completing the accommodation is a loft conversion, which provides a substantial master bedroom featuring laminate flooring and built-in storage.

Externally, the property benefits from ample off-road parking to the front. To the rear is a large garden, with a resin-laid seating area and the remainder laid to lawnâ€”perfect for outdoor enjoyment.

This is a spacious and versatile family home situated in a popular residential location.

Early viewing is highly recommendedâ€”please contact Three Estate Agents, Talbot Green to arrange a suitable day and time.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

