



## 4 Beds, Town House, Freehold, £259,950

### Dan Y Fron

Three Estate Agents, Talbot Green are delighted to present to the market this very well-presented four-bedroom townhouse with a detached garage, situated in the ever-popular location of Tonyrefail.

### Features

- FOUR BEDROOMS
- GARAGE
- ENSUITE
- GROUND FLOOR WC
- KITCHEN/DINER
- THREE STOREY TOWNHOUSE

Three Estate Agents, Talbot Green are delighted to present to the market this very well-presented four-bedroom townhouse with a detached garage, situated in the ever-popular location of Tonyrefail.

The accommodation briefly comprises a welcoming entrance hallway providing access to all ground-floor rooms, including a convenient cloakroom/WC.

To the front of the property is a modern fitted kitchen/diner featuring laminate flooring, an integrated oven, hob and extractor hood, and a bay window which floods the room with natural light.

To the rear, the property boasts a spacious lounge with matching laminate flooring and French doors opening directly onto the rear garden, creating an ideal space for both relaxation and entertaining.

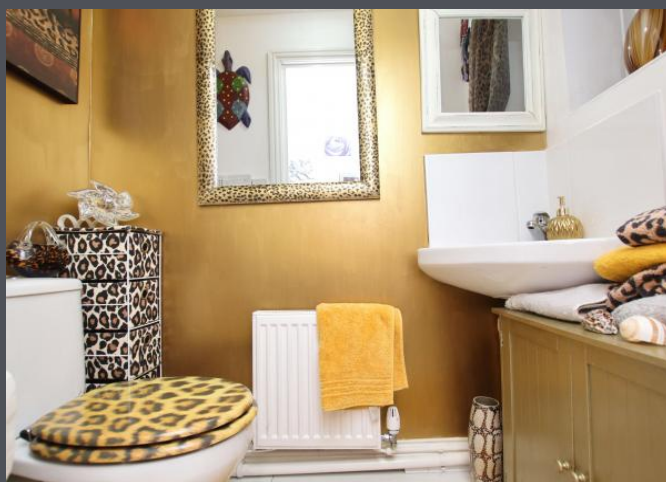
The first floor offers three well-proportioned bedrooms, all carpeted, with two doubles and a generous single. Completing this level is a contemporary family bathroom comprising a vanity wash-hand basin, bath with shower over, cushion flooring and ceramic wall tiling.

The second floor is dedicated to the impressive master suite, which is a spacious double bedroom with carpeted flooring and the benefit of an en-suite shower room featuring a large walk-in shower cubicle.

Externally, the property benefits from a driveway providing off-road parking and access to the single detached garage. To the front there is a patio area with new porcelain tiles alongside decorative chippings, while the rear garden offers a patio seating area, decorative stone chippings and a lawn. To the rear of the garage is an additional garden room, which could be utilised for a variety of purposes such as a home office, gym or hobby room.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		