



4 Beds, Semi-Detached, Freehold, £300,000

Penygarreg Road, Coedely

Three Estate Agents Talbot Green are delighted to offer to the market this very well-presented and spacious four-bedroom family home, located in the popular residential area of Coedely.

Features

- SPACIOUS HOME
- LARGE KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR WC
- FOUR DOUBLE BEDROOMS
- EN-SUITE

Three Estate Agents Talbot Green are delighted to offer to the market this very well-presented and spacious four-bedroom family home, located in the popular residential area of Coedely.

The property briefly comprises an inviting entrance hallway which provides access to all principal ground floor rooms.

To the front of the property is a generous lounge featuring laminate flooring and a large bay window, allowing an abundance of natural light to flood the room and create a bright and welcoming living space.

To the rear of the property, accessed via double doors, is a stunning open-plan kitchen and family room. The kitchen benefits from a range of modern wall and base units, integrated appliances, and ample space for both dining and entertaining. Bi-fold doors open onto the rear garden, while two large skylights further enhance the room with natural light, creating a fantastic family hub.

Also located on the ground floor is a separate utility room and a spacious cloakroom/WC, fitted with a vanity unit incorporating a wash hand basin and WC.

The first floor offers three well-proportioned double bedrooms, all with carpeted flooring, along with a modern family bathroom. The bathroom is fitted with an L-shaped bath with shower over, ceramic tiled splashbacks, and a vanity unit housing the wash hand basin and WC.

Occupying the entire second floor is an impressive principal bedroom featuring carpeted flooring, Velux windows, and useful eaves storage. This room also benefits from a contemporary en-suite shower room comprising a corner shower enclosure, ceramic tiled flooring, and a vanity unit with wash hand basin and WC.

Extern









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

