



4 Beds, Detached, Freehold, £485,000

Clos Brenin, Brynsadler

Three Estate Agents Talbot Green are delighted to bring to market this spacious four-bedroom detached home, ideally situated in the ever-popular Clos Brenin estate of Brynsadler.

Features

- DETACHED
- FOUR BEDROOMS
- KITCHEN/DINER
- ENSUITE
- GARAGE
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green are delighted to bring to market this spacious four-bedroom detached home, ideally situated in the ever-popular Clos Brenin estate of Brynsadler.

The property offers generous living space and briefly comprises a welcoming entrance hallway featuring carpeted flooring, providing access to all principal rooms, including a convenient ground floor WC.

There is a bright and spacious front lounge with a carpeted floor, feature fireplace, a large bay window, and double doors leading into the dining area. The dining area also benefits from carpet to floor and patio doors opening into the conservatory.

The conservatory with its ceramic tiles to floor and French doors opening out to the rear garden which creates an excellent indoor-outdoor flow.

The kitchen/diner boasts ample fitted units, integrated appliances, and plenty of room for a family dining area.

A separate utility room provides additional storage and practicality.

Upstairs, the first floor hosts four well-proportioned double bedrooms, all fully carpeted. The master bedroom benefits from an en-suite shower room and fitted wardrobes. Bedroom two also features built-in wardrobes.

The family bathroom is tastefully finished with ceramic tiled walls and flooring, complete with a shower-over-bath configuration.

Externally, the property sits on a well-maintained plot. To the front, you'll find a garden with mature shrub borders, driveway parking for two vehicles, and access to an integral garage. The rear garden boasts patio areas, an area laid to lawn, a garden shed and mature shrubs.

This spacious family home is located in









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		