



4 Beds, Cottage, Freehold, £260,000

Sunnybank

Three Estate Agents Talbot Green are thrilled to present this charming four-bedroom, end-terrace character property with stunning views, located in the highly desirable area of Old Llantrisant.

Features

- ▀ NO CHAIN
- ▀ PANORAMIC VIEWS
- ▀ KITCHEN / DINER
- ▀ FOUR BEDROOMS
- ▀ EN-SUITE

Three Estate Agents Talbot Green are thrilled to present this charming four-bedroom, end-terrace character property with stunning views, located in the highly desirable area of Old Llantrisant.

This spacious home offers a large, open-plan kitchen and dining area featuring elegant wood flooring, a breakfast bar, and ample storage units. The kitchen is fully equipped with integrated appliances, including an oven, hob, extractor fan, microwave, and dishwasher. The American-style fridge freezer is also included in the sale. French doors open up to the garden, providing a lovely view and seamless access to outdoor living.

The lounge, accessed through an archway, continues the warm feel with matching wood flooring. A striking stone feature fireplace with a solid fuel fire creates a cozy and welcoming atmosphere, making it the perfect space to relax.

On the ground floor, you'll also find a hallway with solid wood flooring, leading to a convenient WC finished with ceramic tiled flooring.

Upstairs, the first floor offers four bedrooms, all carpeted. The master bedroom boasts a walk-in wardrobe and a modern en-suite with cushioned flooring and a corner shower. Bedrooms two and three are doubles, both fitted with built-in wardrobes, while bedroom four is a single room, ideal for a child's bedroom or home office. Additionally, there is a separate family bathroom, fully tiled with ceramic tiles on both the floors and walls.

The property is set within a south-facing front garden, which includes a lawn and a patio area. The garden offers spectacular, far-reaching views, making it a wonderful space for outdoor relaxation.

Situated in a sought







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		