



3 Beds, Semi-Detached, Freehold, £260,000

Bryn Meurig, Llanharry

Three Estate Agents Talbot Green are delighted to offer to the market this immaculately presented three bedroom semi-detached property, situated in the sought after development of Bryn Meurig, Llanharry.

Features

- IMMACULATELY PRESENTED
- THREE BEDROOM
- GROUND FLOOR WC
- KITCHEN/DINER
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green are delighted to offer to the market this immaculately presented three bedroom semi-detached property, situated in the sought after development of Bryn Meurig, Llanharry.

The property briefly comprises an entrance hallway leading to a convenient ground floor WC and a spacious lounge with attractive laminate flooring, creating a welcoming and comfortable living space.

To the rear of the property is a modern open plan kitchen/diner, featuring laminate effect vinyl flooring, a range of wall and base units, and integrated appliances including an oven, hob, extractor hood and fridge/freezer. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing an ideal space for both everyday family living and entertaining.

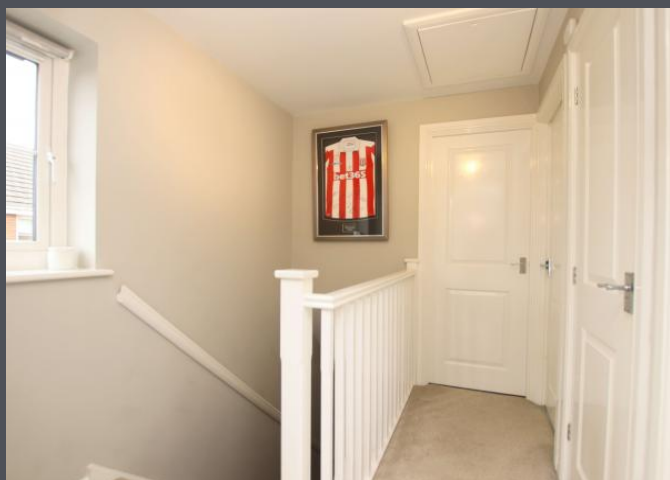
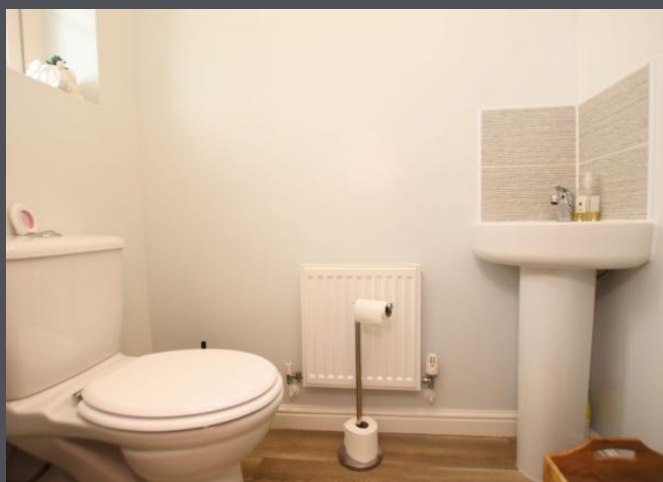
To the first floor are three well proportioned bedrooms, all finished with fitted carpets. Completing the accommodation is a modern family bathroom with laminate effect vinyl flooring, ceramic tiled walls and a shower-over-bath configuration.

Externally, the property enjoys a low-maintenance front garden with side access leading to the rear. The enclosed rear garden benefits from a generous patio area, ideal for outdoor dining, with the remainder laid to lawn. There is also a garden shed included in the sale with electricity supply.

This beautifully presented home is located within a desirable residential development, offering excellent access to local amenities, schools, Pontyclun train station, the A4119 and the M4 motorway network. An ideal purchase for first time buyers, growing families or those looking to downsize.

Early viewing is highly recom







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

