



2 Beds, Semi-Detached, Freehold, £195,000

Heol Miaren, Llanharry

Three Estate Agents Talbot Green are delighted to present this beautifully maintained two-bedroom semi-detached home, located in the desirable area of Llanharry. Perfectly suited for first-time buyers, young professionals, or those looking to downsize.

Features

- TWO BEDROOMS
- GROUND FLOOR WC
- MODERN KITCHEN
- MODERN BATHROOM
- VERY WELL PRESENTED
- OFF ROAD PARKING

Three Estate Agents Talbot Green are delighted to present this beautifully maintained two-bedroom semi-detached home, located in the desirable area of Llanharry. Perfectly suited for first-time buyers, young professionals, or those looking to downsize, this property offers stylish and comfortable living in a modern residential development.

Upon entering the home, you are welcomed by an entrance hallway that provides access to the lounge and a convenient ground floor WC. The lounge is ample in size and features carpeted flooring along with open-plan stairs that enhance the space and flow of the ground floor.

To the rear of the property lies a modern fitted kitchen/diner, complete with wood-effect flooring, a range of wall and base units, an integrated oven, hob, and extractor fan. French doors lead out from the dining area to the rear garden, allowing natural light to fill the space.

Upstairs, the property boasts two well-proportioned bedrooms, both finished with soft carpet flooring. The modern family bathroom is tastefully tiled with ceramic wall tiles and features a shower-over-bath.

Externally, the property benefits from a front garden and a private driveway providing off-road parking to the side. The enclosed rear garden is features two patio areas, a lawn, raised planters and a large garden shed.

This is an excellent opportunity to own a move-in-ready home in a popular location. Contact Three Estate Agents Talbot Green today to arrange your viewing







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
60 sq m / 647 sq ft



First Floor
Approx 28 sq m / 306 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shippy 360.