



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

Southgate Avenue, Llantrisant

Three Estate Agents Talbot Green are delighted to offer to the market this three-bedroom semi-detached family home, situated in the highly sought-after area of Southgate, Llantrisant.

Features

- THREE BEDROOMS
- LOUNGE DINER
- GROUND FLOOR WC
- DETACHED GARAGE
- FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green are delighted to offer to the market this three-bedroom semi-detached family home, situated in the highly sought-after area of Southgate, Llantrisant.

The property briefly comprises an entrance porch leading into a spacious open-plan lounge/dining room, complete with fitted carpet and a feature fireplace, creating a warm and inviting living space ideal for both relaxing and entertaining.

The galley-style kitchen is fitted with an range of base and wall-mounted units, complemented by stylish herringbone flooring. A door from the kitchen leads through to a useful utility area and a convenient ground floor WC.

To the first floor are three generously sized bedrooms, all with fitted carpet. Two of the bedrooms are excellent-sized doubles, while the third is a comfortable small double, making the property ideal for growing families, guests, or those working from home.

Completing the internal accommodation is the family bathroom, featuring ceramic tile-effect flooring, a bath with shower over, and modern marble-effect wall cladding.

Externally, the front of the property offers an attractive garden laid with decorative chippings and mature shrubs, together with a driveway providing off-road parking. The driveway continues to a detached garage situated at the rear of the property.

The rear garden enjoys a decked seating area, perfect for outdoor dining and entertaining, along with a generous raised lawn bordered by mature shrubs, offering a private and pleasant outdoor space.

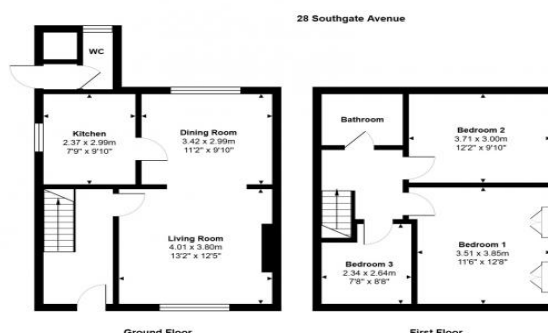
Located within the ever-popular Southgate development in Llantrisant, this spacious family home is conveniently position







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only