



## Nant Y Dwrgi, ##Invalid offers in excess of £240,000

- Garage
- Utility Room
- Master en Suite
- Great Location
- Beautifully Presented Throughout
- EPC Rating: C



 3  2  1



## About the property

Set over three storeys this three double bedroom town house in the heart of Llanharan. Briefly comprising of two reception rooms, a spacious kitchen/breakfast room, master bedroom plus en suite shower room and a private rear garden. All within minutes to the local train station!!!





## Accommodation

### Reception

15' 9" x 14' 5" ( 4.80m x 4.39m )

### Kitchen

15' 9" x 9' 6" ( 4.80m x 2.90m )

### Utility Room

8' 2" x 6' 1" ( 2.49m x 1.85m )

### Bedroom One

15' 9" x 10' 6" ( 4.80m x 3.20m )

### Bedroom Two

15' 9" x 9' 9" ( 4.80m x 2.97m )

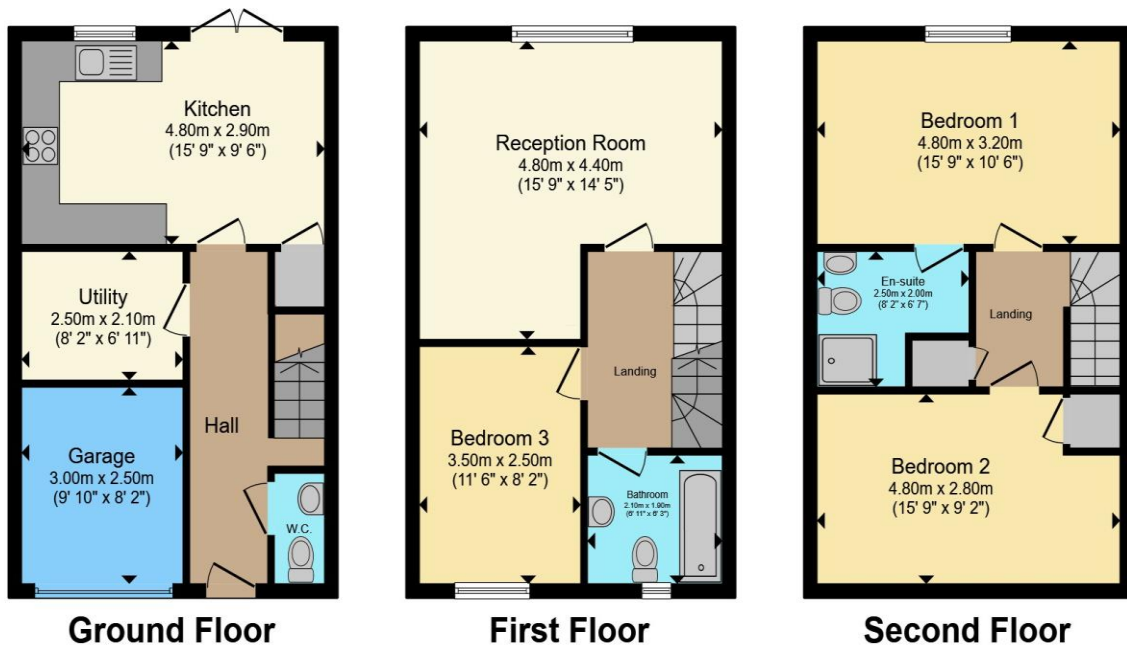
### Bedroom Three

11' 6" x 8' 2" ( 3.51m x 2.49m )

### Garage

9' 1" x 8' 2" ( 2.77m x 2.49m )

## Floorplan



Total floor area 115.2 m<sup>2</sup> (1,240 sq.ft.) approx

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