



## St. Ild's Meadow, offers in excess of £250,000

- NHBC warranty.
- Drive Way for two vehicles
- Under Stair Storage With Work Space
- Rear View
- EPC Rating: B



 3  1  1





## About the property

Peter Alan Talbot Green are delighted to present this immaculately presented three bedroom semi- detached family home located on a modern development in Llanharan. The property itself is located within close proximity to local amenities including the Llanharan Train Station which provides great access to the City Centre. Also with good road links to the M4 meaning this is an ideal spot for commuters.

Internally, the property is presented to the highest of standards and is a perfectly proportioned for family living. The ground floor accommodation briefly comprises entrance hallway, Cloakroom, Lounge, Dining Room, Kitchen which offers space for table and chairs with garden view. To the first floor are three great sized bedrooms with a modern family bathroom suite. Both floor offer ample storage.

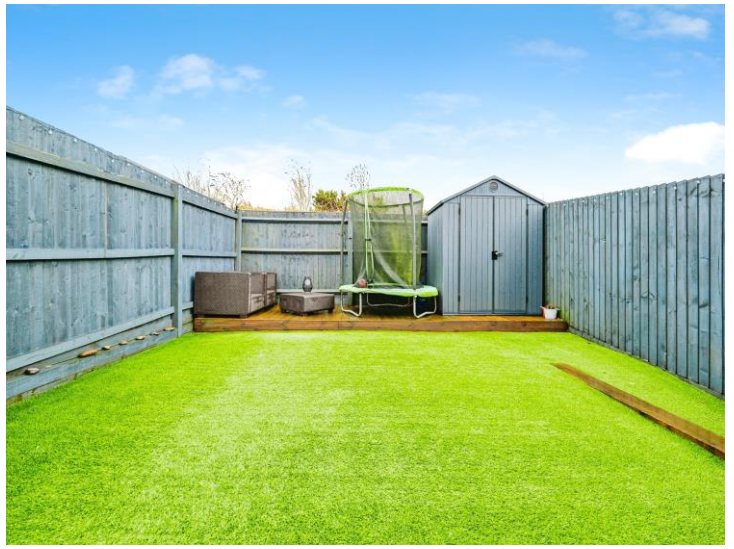
Externally the property is presented with a driveway and side gate. To the rear is a immaculately presented garden which offers a combination of paving and fake lawn.

## Accommodation

### Lounge

14' 9" x 14' 8" ( 4.50m x 4.47m )





### **Bedroom One**

11' 9" x 8' ( 3.58m x 2.44m )

### **Bedroom Two**

9' 3" x 8' ( 2.82m x 2.44m )

### **Bedroom Three**

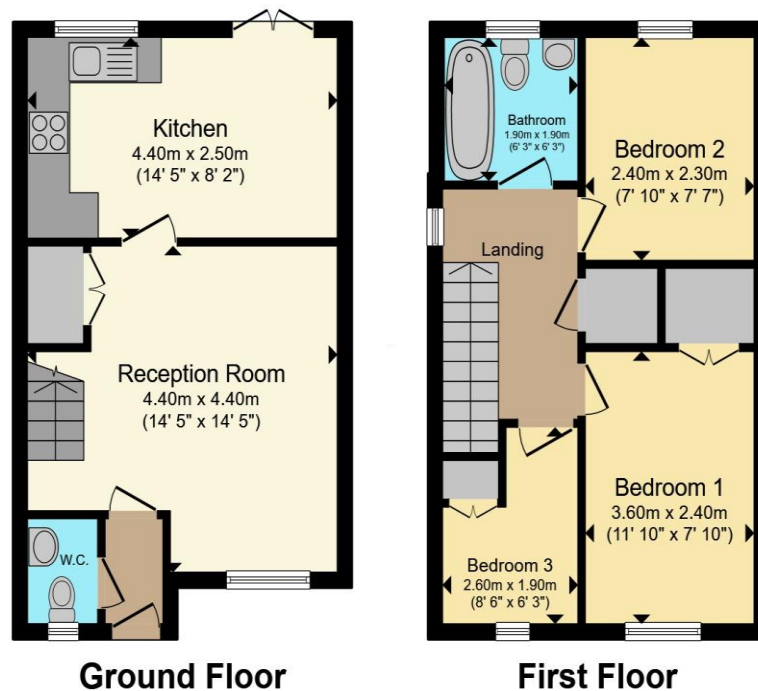
8' 8" x 6' 4" ( 2.64m x 1.93m )

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## Floorplan



Total floor area 66.6 m<sup>2</sup> (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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