



## 3 Beds, Terraced, Freehold, £225,000

### Gwyn Street, Treforest

Three Estate Agents Talbot Green are delighted to present this spacious and well maintained three bedroom end-terrace property, ideally located off Llantwit Road in Treforest. This generously sized home offers versatile living space and is perfect for families, professionals, or investors alike.

### Features

- SPACIOUS HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- UTILITY ROOM
- MODERN BATHROOM
- THREE DOUBLE BEDROOMS

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Upon entering, you are welcomed into a hallway providing access to all principal ground floor rooms.

To the front of the property is a bright and airy lounge featuring laminate flooring and a large bay window that fills the room with natural light.

Adjacent to the lounge is a second reception room, also with laminate flooring, offering the perfect space for a dining area, home office, or family room.

To the rear of the property lies a modern, spacious kitchen, finished with mosaic-tiled floor, ceramic wall tiles, a Belfast-style sink, space for a range cooker with extractor hood, and ample workspace—ideal for those who love to cook and entertain.

A separate utility room completes the ground floor, offering additional practicality and storage.

Upstairs, you will find three well-proportioned double bedrooms, all with fitted carpets. The master bedroom is particularly impressive, boasting a second bay window that enhances the room with natural light.

The family bathroom is finished to a high standard, with ceramic wall tiles, laminate effect flooring, a contemporary wash basin unit, and an L-shaped bath with shower over.

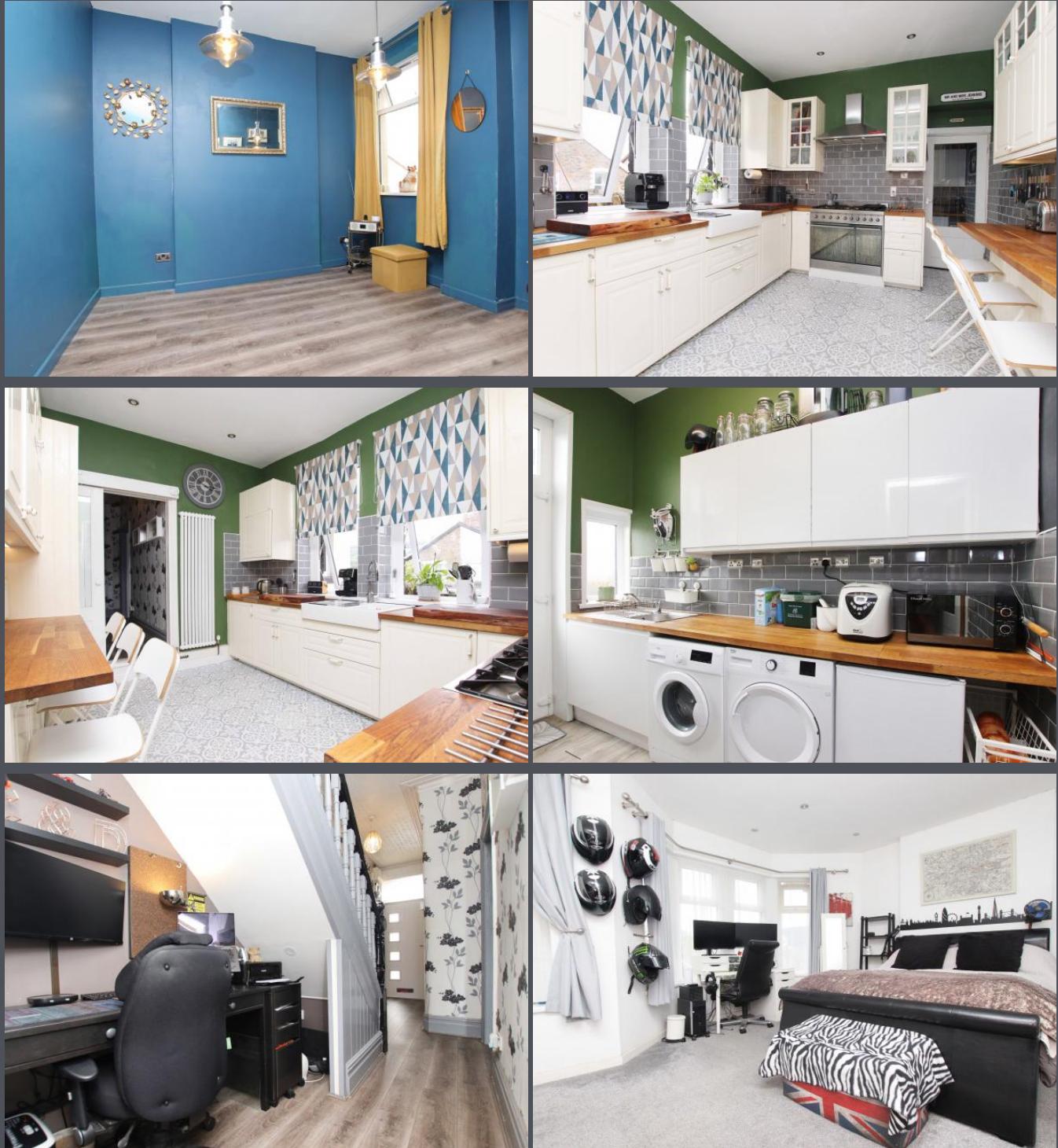
Externally, the property benefits from a low-maintenance front courtyard and a rear garden laid with patio, featuring convenient rear lane access.

This is a beautifully presented, spacious home in a highly desirable location. To arrange a viewing, please contact us today and book a suitable time.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		