



## 3 Beds, Detached, Freehold, £169,950

### Collenna Road

Three Estate Agents, Talbot Green are delighted to offer to the market this modernised three-bedroom detached property, situated in the sought-after location of Tonyrefail.

### Features

- RENOVATED HOME
- DETACHED
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- THREE BEDROOMS
- FANTASTIC VIEWS

Three Estate Agents, Talbot Green are delighted to offer to the market this modernised three bedroom detached property, situated in the sought after location of Tonyrefail.

The property briefly comprises an entrance porch which opens into a spacious lounge featuring laminate flooring.

To the rear of the property is a modern fitted kitchen/diner, also finished with laminate flooring and offering a range of fitted units along with an integrated oven, hob, and extractor hood.

Completing the ground floor is a contemporary fitted bathroom with tiled walls, an L-shaped bath with shower over, and a separate WC.

To the first floor are three bedrooms, all carpeted throughout. Two are generous double bedrooms, while the third is a well proportioned single bedroom benefiting from built-in storage.

Externally, there is a low-maintenance rear garden. The garden features a paved patio area, a raised section laid with artificial lawn, and a further raised decking area, all enjoying fantastic far-reaching views.

This is a very well-presented detached home in a desirable location. To arrange a viewing at a convenient day and time, please contact Three Estate Agents today.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

