



3 Beds, Semi-Detached, Freehold, £275,000

Maes Yr Afon

Three Estates, Talbot Green, are delighted to offer to the market this beautifully presented three-bedroom home, ideally situated in the heart of Pontyclun.

Features

- THREE BEDROOMS
- VERY WELL PRESENTED
- FRONT AND REAR GARDENS
- LARGE GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES

Three Estates, Talbot Green, are delighted to offer to the market this beautifully presented three-bedroom home, ideally situated in the heart of Pontyclun.

The accommodation briefly comprises an inviting entrance hallway with access to a convenient ground-floor WC.

The spacious lounge/diner benefits from dual-aspect windows, flooding the room with natural light, and features attractive laminate flooring throughout.

The modern galley-style fitted kitchen offers a range of wall and base units, an integrated oven, hob and extractor hood, together with ceramic tiled flooring and splashbacks.

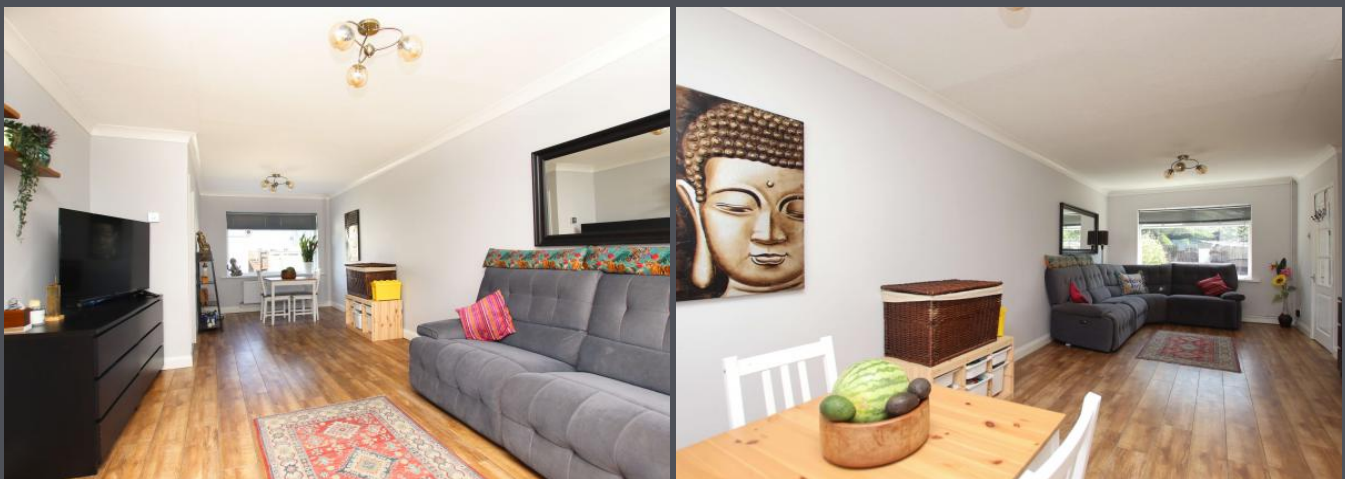
To the first floor are three well-proportioned bedrooms, all with fitted carpets. Two of the bedrooms are generous doubles and benefit from built-in wardrobes, while the third is a comfortable single bedroom.

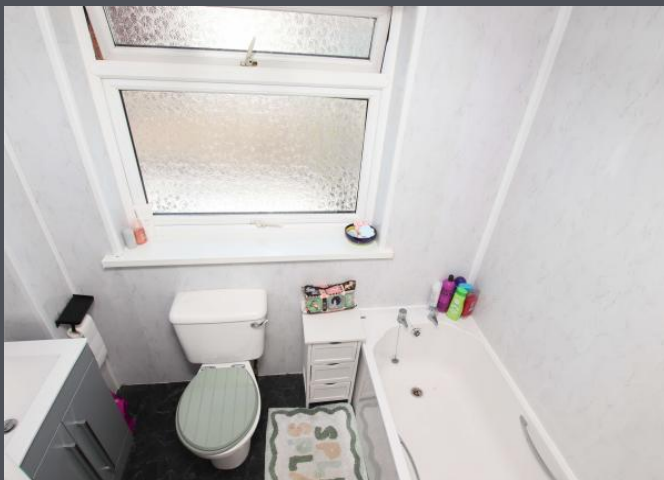
Completing the accommodation is a contemporary family bathroom featuring cushioned flooring, marble-effect wall panels and a vanity unit with wash hand basin.

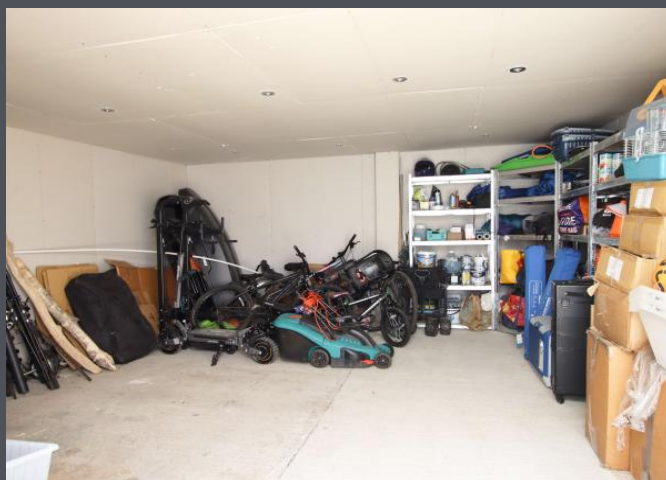
Externally, the property continues to impress. To the front is a lawned garden with a patio seating area, while the low-maintenance rear garden provides additional outdoor space and access to a spacious garage located to the rear of the property.

This would make an ideal family home and is situated in a highly sought-after location close to local amenities, schools and transport links.

Early viewing is highly recommended. To arrange a suitable day and time to view, please contact Three Estates, Talbot Green, today.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

