



## 3 Beds, Semi-Detached, Freehold, £199,950

### Fair View

Three Estate Agents Talbot Green are delighted to bring to market this well-presented and spacious three-bedroom semi-detached property located in the popular area of Beddau.

### Features

- LARGE LOUNGE
- OFF ROAD PARKING
- LARGE CONSERVATORY
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- FRONT AND REAR GARDENS



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Three Estate Agents Talbot Green are delighted to bring to market this well-presented and spacious three-bedroom semi-detached property located in the popular area of Beddau.

The ground floor offers a large lounge with laminate flooring and stylish double oak-glazed doors leading into a bright and spacious conservatory, which also features matching laminate flooring—creating a seamless flow between the two living spaces.

The galley-style kitchen provides ample base and wall units, ceramic tiled flooring and walls, and integrated appliances including an oven, hob, and extractor hood.

To the first floor, there are three well-proportioned bedrooms. The master bedroom is a generous double with built-in wardrobes and carpeted flooring. Bedroom two is also a double, featuring laminate flooring, while bedroom three is a large single with carpeted flooring—perfect for a child's room or home office.

The modern family bathroom comprises ceramic tiled walls and flooring, a bath with overhead shower, a floating wash hand basin with vanity unit and a WC.

Externally, the property benefits from a front garden laid to lawn with mature hedgerows and off-road parking. There is also a useful stone lean-to for storage. The rear garden is low maintenance, featuring a patio area and decorative slate chippings—ideal for outdoor entertaining.

This lovely family home is ready to move straight into. To arrange a viewing, please contact Three Estate Agents today.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		