



103 Talbot Road Talbot Green CF72 8AE www.3EA.uk mail@3EA.uk Tel: 01443 85 33 33 Fax: 01443 800 565



2 Beds, Terraced, Freehold, £195,000

Heol Y Gylfinir, Llanharan

Three Estate Agents are thrilled to present this delightful two-bedroom end-of-terrace home, tucked away in the ever-popular Michael Grove development in Llanharan. Stylish, modern, and benefits from off road parking.

Features

- MODERN HOME
- MODERN KITCHEN
- MODERN BATHROOM
- GROUND FLOOR WC
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION



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Set over two floors, the layout has been thoughtfully designed for modern life. On the ground floor, you're welcomed by a bright entrance hall, a handy WC, and a spacious open-plan lounge, kitchen, and dining area – perfect for everything from busy weekday mornings to relaxed weekend entertaining.

Upstairs, you'll find two generous double bedrooms both with carpet underfoot and a contemporary family bathroom with a convenient shower over bath configuration.

Outside, the property offers fantastic kerb appeal with a low-maintenance frontage, two off-road parking spaces, and a neat pathway leading to both the front door and the enclosed rear garden. The rear garden is mainly laid to lawn with a patio – a safe, sunny spot to enjoy summer BBQs or unwind with a morning coffee.

Location-wise, this home couldn't be better placed. Llanharan is a charming Welsh village with everything you need – local shops, cafés, schools, a community centre, and sports facilities, all within walking distance. The train station is just a short stroll away, giving easy access to Cardiff and beyond. For drivers, the M4 is only minutes away, making commutes and weekend adventures effortless. Whether it's city shopping, coastal walks, or countryside trails, you're never far from your next adventure.

To arrange your viewing appointment simply call Three Estates today.





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