



## St. Ilid's Meadow, offers in excess of £250,000

- NHBC warranty.
- Drive Way for two vehicles
- Under Stair Storage With Work Space
- Rear View
- Y Pant catchment
- No maintenance fees
- EPC Rating: B





## About the property

A charming three-bedroom semi-detached home situated in the highly sought-after development of Llanharan. Perfectly positioned in a popular residential area, this property offers a wonderful blend of comfortable living space and modern conveniences, ideal for families or first-time buyers.





## Accommodation

### Lounge

14' 9" x 14' 8" ( 4.50m x 4.47m )

### Bedroom One

11' 9" x 8' ( 3.58m x 2.44m )

### Bedroom Two

9' 3" x 8' ( 2.82m x 2.44m )

### Bedroom Three

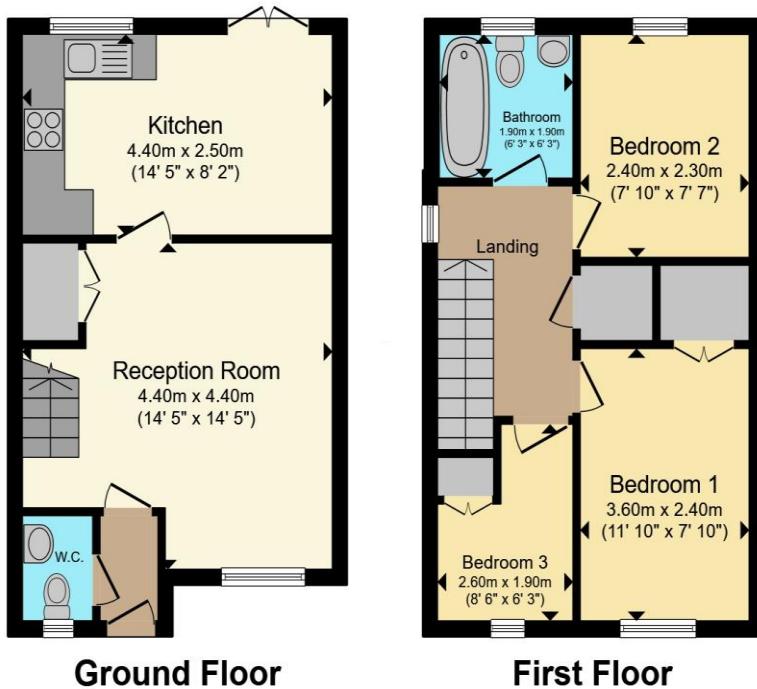
8' 8" x 6' 4" ( 2.64m x 1.93m )

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## Floorplan



Total floor area 66.6 m<sup>2</sup> (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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