



## 3 Beds, Semi-Detached, Freehold, £185,000

### Argoed Avenue, Llanharan

Three Estate Agents Talbot Green are delighted to offer this well-presented three-bedroom semi-detached property, ideally situated in the popular village of Llanharan, just a short walk from the local train station.

### Features

- MODERN FITTED KITCHEN
- GROUND FLOOR WC
- THREE BEDROOMS
- LARGE REAR GARDEN
- OFF ROAD PARKING
- FANTASTIC VIEW

Three Estate Agents Talbot Green are delighted to offer this well-presented three-bedroom semi-detached property, ideally situated in the popular village of Llanharan, just a short walk from the local train station.

The accommodation briefly comprises a spacious lounge with laminate flooring and French doors opening onto the rear garden, creating a bright and welcoming living space.

The modern fitted kitchen features ceramic tiled flooring, tiled splashbacks, an integrated double oven, hob, and extractor hood.

Completing the ground floor is a convenient WC.

To the first floor are three well-proportioned bedrooms, all fitted with carpeted flooring, along with a contemporary family bathroom finished with ceramic tiled flooring and fully tiled walls.

Externally, the property benefits from a front garden laid to lawn and a generously sized rear garden featuring a patio area, flower beds, and off-road parking for three vehicles. The rear garden also enjoys panoramic views.

This property would make an ideal family home. Early viewing is highly recommended – contact us today to avoid missing out.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		