



## 2 Beds, Semi-Detached, Freehold, £220,000

### Parc Bryn Derwen, Llanharan

Three Estate Agents, Talbot Green, are pleased to present this beautifully maintained, two-bedroom semi-detached home with off-road parking and a single garage, situated on the highly sought-after Parc Bryn Derwen Estate in Llanharan.

### Features

- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- GARAGE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

Three Estate Agents, Talbot Green, are pleased to present this beautifully maintained, two-bedroom semi-detached home with off-road parking and a single garage, situated on the highly sought-after Parc Bryn Derwen Estate in Llanharan.

The property offers an entrance hallway leading into a spacious lounge featuring laminate flooring and an open-plan staircase.

The modern kitchen/diner is fitted with ceramic flooring and wall tiles, an integrated oven, hob, and extractor hood, as well as ample space for a dining table.

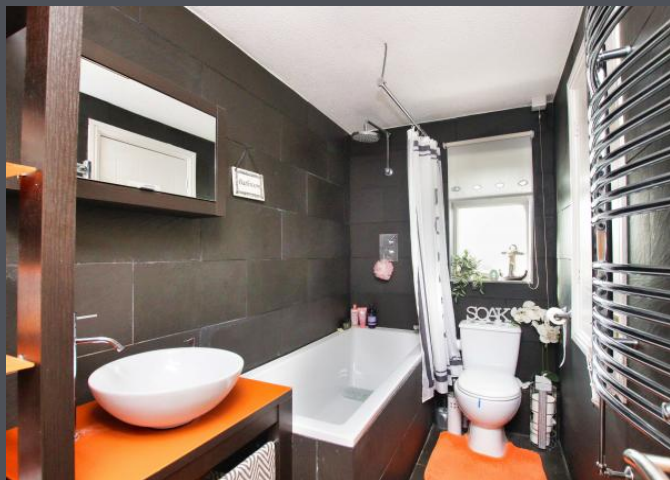
Upstairs, there are two double bedrooms, both carpeted for comfort. The property also includes a separate bathroom, fully tiled with a shower over the bath.

Externally, the front garden is bordered by mature hedgerows, while the side garden is laid to chippings with established shrubs. The rear garden offers a combination of chippings and a raised decking area, ideal for relaxing or entertaining. Off-road parking leads directly to the single garage at the side of the property.

This is a very well presented home in a desirable location. Early viewing is highly recommended, please call today to arrange your viewing appointment.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

