



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



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

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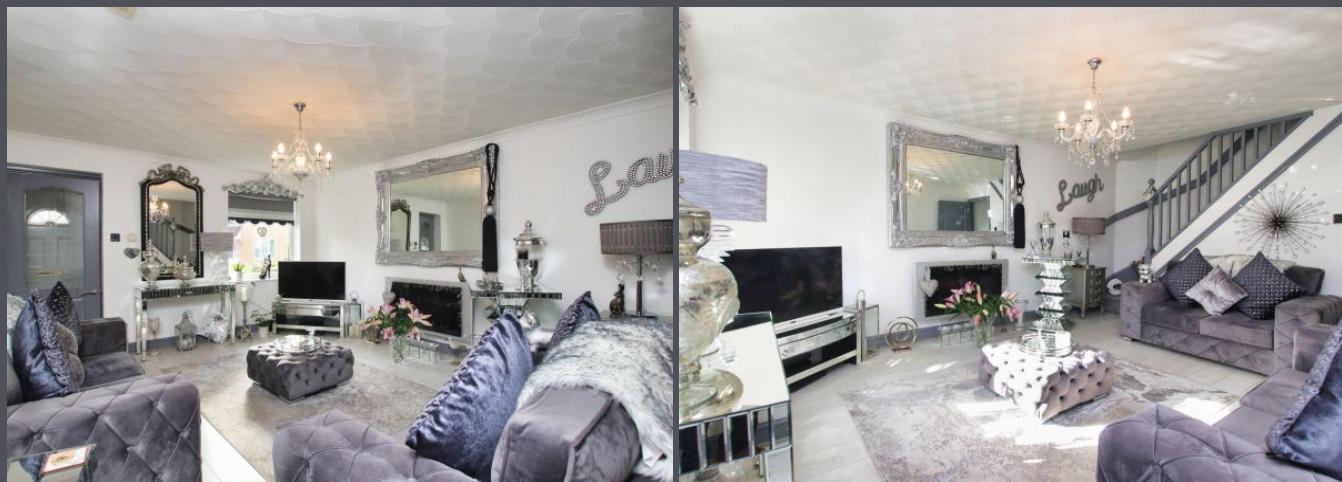
The property offers an entrance hallway leading into a spacious lounge featuring laminate flooring and an open-plan staircase.

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.

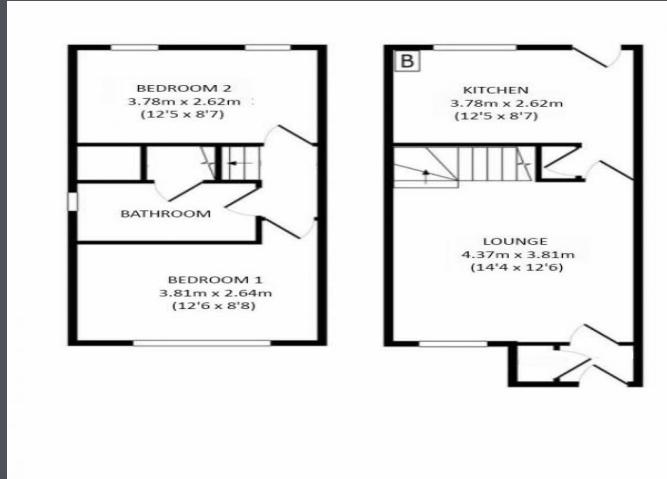
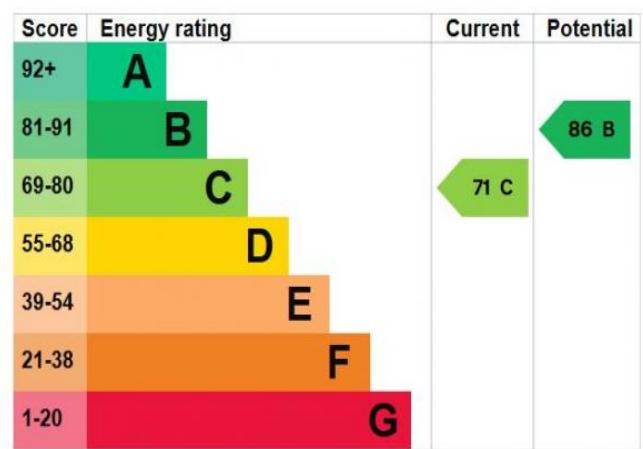
This is a very well presented home in a desirable location. Early viewing is highly recommended, please call today to arrange your viewing appointment.







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