



4 Beds, Detached, Freehold, £460,000

Maes Yr Afon

Three Estate Agents Talbot Green are delighted to present this immaculately presented four-bedroom detached family home, situated in the highly sought-after area of Pontyclun.

Features

- FOUR DOUBLE BEDROOMS
- THREE PARKING SPACES
- MODERN KITCHEN
- CONVERTED GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- VERY WELL PRESENTED

Three Estate Agents Talbot Green are delighted to present this immaculately presented four-bedroom detached family home, situated in the highly sought-after area of Pontyclun.

The property briefly comprises an inviting entrance hallway with oversized ceramic floor tiles, providing access to all principal rooms, including a convenient ground-floor WC with shower facilities.

The spacious lounge features stylish laminate flooring and a contemporary media wall with feature fireplace, creating the perfect space for relaxing and entertaining.

The dining room is equally generous in size and benefits from matching laminate flooring, offering an ideal setting for family meals and gatherings.

Completing the ground floor is a modern fitted kitchen with ceramic tiled flooring and an excellent range of wall and base units, including full-height units that provide ample storage space.

To the first floor are four well-proportioned double bedrooms, all with carpeted flooring, with built-in storage to bedrooms one and two.

The accommodation is completed by a modern family bathroom featuring a freestanding bath, separate shower enclosure, and vanity units housing both the wash hand basin and WC.

Externally, the property continues to impress with well-maintained front and rear gardens laid mainly to lawn, complemented by patio seating areas ideal for outdoor entertaining.

A standout feature of the home is the converted garage to the rear, complete with breakfast bar area, media wall, and laminate flooring. This versatile space could be utilised as a bar/games room, home office, entertainment space, gym, or hobby room. Also









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



All measurements are approximate and for display purposes only