



3 Beds, Detached, Freehold, £335,000

Gelli Ddaear Goch

Three Estate Agents Talbot Green are delighted to offer to the market this very well presented, three/four bedroom, detached property located in the sought after location Llanharry, Pontyclun.

Features

- ▀ DETACHED
- ▀ THREE DOUBLE BEDROOMS
- ▀ CONVERTED GARAGE
- ▀ ENSUITE
- ▀ CLOSE TO AMENITIES
- ▀ OFF ROAD PARKING

Three Estate Agents Talbot Green are delighted to offer to the market this very well presented, three/four bedroom, detached property located in the sought after location Llanharry, Pontyclun.

The property briefly consists of an ample sized lounge with carpet to floor.

There is a spacious modern fitted kitchen with ceramic tiles to floor, ample units, breakfast bar and integrated oven, hob and extractor hood.

Located off the kitchen there is a separate utility room also with ceramic tiles to floor.

There are two further reception rooms, one currently used as a dining area with carpet to floor and French doors opening to the rear garden. The second is located in the converted garage and is utilised as bedroom four with ceramic tiles to floor.

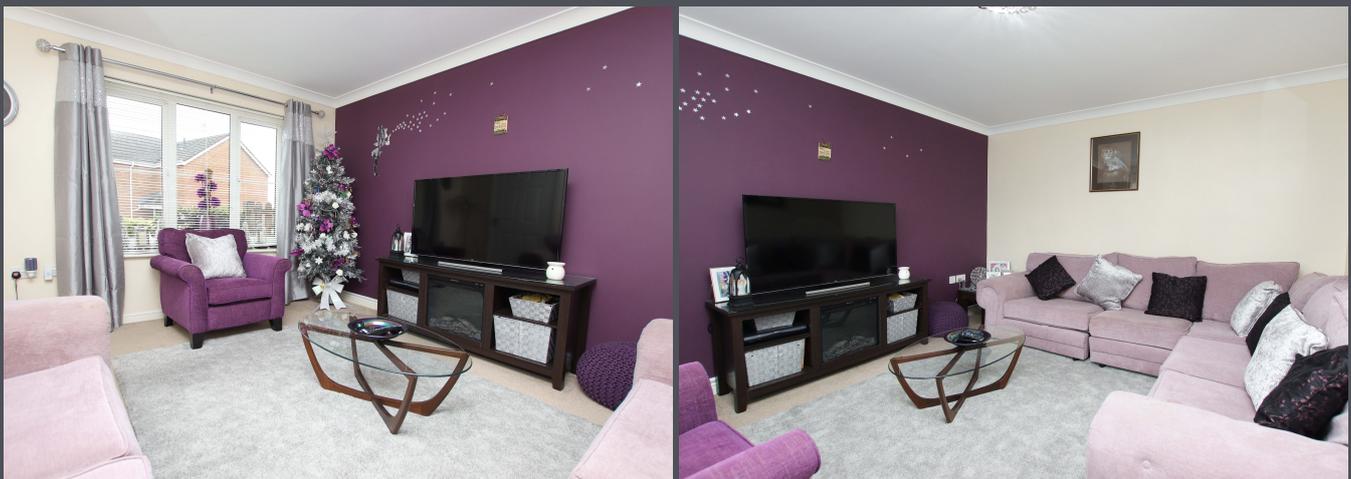
Finally on the ground floor there is a WC.

To the first floor there are three bedrooms all with carpet to floor. The master bedroom also benefits from an en-suite shower room.

Finally within the property there is a family bathroom with ceramic tiles to walls and a shower over bath.

The front garden is laid to lawn with mature shrubs along with a driveway. The rear garden benefits from a large patio area, an area laid to lawn and mature shrubs. There is also a gazebo covering part of the patio.

This is a very well presented property in a desirable location. If you are interested then please call today to arrange a suitable day and time to view.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

