



## 4 Beds, Detached, Freehold, £352,500

### Heol Miaren

Three Estate Agents Talbot Green are thrilled to present to the market this very well presented four-bedroom detached property, situated in the sought-after location of Llanharry.

### Features

■ NO CHAIN

■ FOUR BEDROOMS

■ GARAGE

■ ENSUITE

■ KITCHEN/DINER

Three Estate Agents Talbot Green are thrilled to present to the market this very well presented four-bedroom detached property, situated in the sought-after location of Llanharry.

This spacious and well-maintained home offers an inviting entrance hallway that provides access to all principal rooms, ensuring a seamless flow throughout the ground floor.

To the front of the property, you will find a reception room featuring laminate flooring, perfect for relaxing or entertaining. Adjacent to this is a convenient ground-floor WC.

At the rear, the property boasts a contemporary open-plan kitchen/diner, complete with ample storage units, an integrated double oven, hob, and extractor hood. A separate utility area is located next to the kitchen, adding practicality to the home.

The ground floor is further enhanced by a separate dining room with laminate flooring and French doors that open out to the rear garden, creating an ideal space for hosting family meals or social gatherings.

Upstairs, there are four generously sized bedrooms, all carpeted for comfort. Three are spacious doubles, while the fourth is a well-proportioned single.

The master bedroom benefits from an en-suite shower room, featuring a modern walk-in shower. A family bathroom completes the first-floor layout, catering to the needs of the entire household.

The front of the property features a lawn bordered with mature shrubs, adding to its curb appeal. The rear garden offers a generous patio area alongside a lawned area and a detached garage. Off-road parking is also available to the front of the garage.

This delightful home is offered with no onwa





