



## 3 Beds, Detached, Freehold, £325,000

### Lonydd Glas, Llanharan

Three Estate Agents Talbot Green are delighted to offer to the market this modern three bedroom, detached property is located in a modern housing development in Llanharan. \*\*\*NO ONWARD CHAIN\*\*\*

### Features

- DETACHED
- DETACHED GARAGE
- MODERN KITCHEN/DINER
- EN-SUITE
- NO ONWARD CHAIN
- LOFT BOARDED FOR STORAGE



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Three Estate Agents Talbot Green are delighted to offer to the market this modern three bedroom, detached property is located in a modern housing development in Llanharan.

There is a train station located in the village offering excellent rail links to Cardiff and there is also J34 and J35 of the M4 just a short drive away.

The property briefly comprises of a stylish kitchen with ceramic tile to floor with integrated oven and hob, the property also benefits from a modern ground floor WC.

Finally on the ground floor there is a lounge with French Doors overlooking the rear garden.

To the first floor there are three bedrooms all with carpet to floor, the master bedroom also benefits from an en-suite. The main bathroom has white bathroom suite and cushion flooring.

The loft has been boarded for extra storage.

The property also benefits from off-road parking and a detached garage, the rear garden is laid to lawn.

This property is also sold with no onward chain, to request a viewing please contact Three Estate Agents today.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

