



3 Beds, Semi-Detached, Freehold, £240,000

Heol Caerlan, Beddau

Three Estate Agents, Talbot Green, are delighted to present to the market this three-bedroom semi-detached home with detached garage, located in the popular Yorkdale area of Beddau.

Features

- REFURBISHMENT PROJECT
- LOUNGE/DINER
- DETACHED GARAGE
- OFF ROAD PARKING
- THREE BEDROOMS
- FRONT AND REAR GARDENS



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

Three Estate Agents, Talbot Green, are delighted to present to the market this three-bedroom semi-detached home with detached garage, located in the popular Yorkdale area of Beddau.

The property briefly comprises an entrance porch leading into a spacious lounge with a feature fireplace and carpeted flooring.

Also on the ground floor, youâ€™ll find a modern kitchen with ample wall and base units and integrated appliances, finished with easy-to-maintain ceramic tile flooring.

To the first floor, there are three double bedrooms, all carpeted. Two of the bedrooms are particularly spacious, with the third offering a comfortable smaller double.

Completing the home is a family bathroom, fitted with tiled flooring and tiled walls, and featuring a shower-over P-shaped bath configuration.

Externally, the property offers front and rear gardens, with side access running alongside the home leading to a detached garage.

While the property would benefit from some modernisation, it is in generally good order and offers excellent potential for a family home or investment.

If you are interested, please contact us today to arrange a suitable viewing appointment.







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

