



## 3 Beds, Semi-Detached, Freehold, £210,000

### Woodfield Street, Bryncae

Three Estate Agents Talbot Green are delighted to offer to the market this three-bedroom semi-detached property with detached garage, situated in the sought-after location of Bryncae, Llanharan.

### Features

- ▀ TWO RECEPTION ROOMS
- ▀ THREE BEDROOMS
- ▀ GROUND FLOOR WC
- ▀ DETACHED GARAGE
- ▀ OFF ROAD PARKING
- ▀ REFURBISHMENT PROJECT

Three Estate Agents Talbot Green are delighted to offer to the market this three-bedroom semi-detached property with detached garage, situated in the sought-after location of Bryncae, Llanharan.

The property briefly comprises an entrance hallway leading to all principal rooms.

There is a spacious lounge featuring carpeted flooring and a feature fireplace.

The second reception room, also benefiting from carpeted flooring and a feature fireplace, is currently utilised as a dining area but could equally serve as a second lounge.

To the rear of the property is a kitchen/diner with ceramic tiled flooring and ceramic splashback tiling to the walls.

Completing the ground floor is a convenient WC.

To the first floor are three bedrooms, all with carpeted flooring. Two are spacious double bedrooms, with the third being a generous single bedroom. The family bathroom features ceramic splashback tiling to the walls, and a corner shower.

Externally, the property benefits from a tarmac driveway frontage providing ample off-road parking, which leads to the rear of the property and the detached garage. The remainder of the rear garden is laid to lawn with mature shrubs and a stone shed.

If this property interests you, please contact Three Estate Agents today to arrange a suitable day and time to view.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		