



## 4 Beds, Detached, Freehold, £525,000

### Pine Court

3EA - Three Estate Agents Talbot Green are delighted to offer to the market this spacious, four bedroom, detached property overlooking Llantrisant Golf Course in Talbot Green.

### Features

- ▀ NO CHAIN
- ▀ DETACHED
- ▀ GARAGE
- ▀ TWO LARGE RECEPTIONS
- ▀ LARGE REAR GARDEN

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The property briefly consists or a large lounge with carpet to floor and French doors to the front garden and patio doors overlooking the rear garden. This gives this room an abundance of natural light.

The kitchen benefits from ample units, breakfast bar, Indian slate tiles to floor and ceramic tiles to walls.

There is an ample sized dining room with wooden flooring.

Finally on the ground floor there is a WC with Indian slate tiles to floor and a vanity unit.

To the lower ground floor there is a further large reception room with ceramic tiles to floor, patio doors opening to the rear garden and a large utility room also with ceramic tiles to floor.

To the first floor there are four bedrooms all with carpet to floor. Three bedrooms are large doubles with one large single.

Finally within this property there is a large family bathroom with ceramic tiles to floor, ceramic tiles to walls, corner bath, separate shower cubicle, vanity units and ample storage.

The front garden overlooks a green and benefits from a driveway leading to the garage and mature shrubs. The rear garden is mainly laid to lawn along with a patio area and mature shrubs.

The rear garden extends into the wooded area (as shown in the highlighted area on the arial shot) and many have built summer houses etc in the lower parts of the gardens. It also backs on to Llantrisant Golf Course.

This is a very spacious home in a highly desirable location. If you are











EPC  
COMING  
SOON



Ground Floor First Floor Lower ground Floor

All measurements are approximate and for display purposes only.