



5 Beds, Detached, Freehold, £435,000

Maes Cantref, Llanilid

Three Estate Agents Talbot Green are delighted to offer to the market this very well presented, five bedroom, detached property with integral garage located on the modern Llanilid development at Llanharan.

Features

- ▀ FIVE BEDROOMS
- ▀ DETACHED
- ▀ KITCHEN/DINER
- ▀ GARAGE
- ▀ ENSUITE
- ▀ VERY WELL PRESENTED

Three Estate Agents Talbot Green are delighted to offer to the market this very well presented, five bedroom, detached property with integral garage located on the modern Llanilid development at Llanharan.

The property briefly consists of an ample sized lounge with carpet to floor.

There is a spacious kitchen/diner with laminate flooring, ample natural light, integrated oven, hob, extractor hood and dishwasher. Located off this room there is also a separate utility room.

Finally on the ground floor there is a WC and the integral garage.

To the first floor there are five bedrooms all with carpet to floor. The master bedroom also benefits from an en-suite with ceramic tiles to floor, ceramic tiles to walls and a separate bath and shower cubicle.

The family bathroom also benefits from ceramic tiles to floor, ceramic tiles to walls and a separate bath and shower cubicle.

The front garden consists of a lawn area and driveway and mature shrubs. The rear garden backs on to a wooded area and has an area laid to chippings while the remainder is laid to lawn.

This is a spacious modern family home. If you are interested then please call today to arrange a suitable day and time to view.



3 THREE ESTATE AGENTS

103 Talbot Road Talbot Green CF72 8AE

www.3EA.uk

mail@3EA.uk

Tel: 01443 85 33 33

Fax: 01443 800 565









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

