



## 4 Beds, Detached, Freehold, £375,000

### Heol Ysgawen

Three Estate Agents Talbot Green proudly present this immaculately presented, four-bedroom detached property, enhanced by a converted garage, situated in the desirable location of Llanharry.

### Features

- NO CHAIN
- DETACHED
- FOUR BEDROOMS
- ENSUITE
- KITCHEN/DINER
- NEWLY REFURBISHED

Three Estate Agents Talbot Green proudly present this immaculately presented, four-bedroom detached property, enhanced by a converted garage, situated in the desirable location of Llanharry.

Upon entering, you'll be greeted by a generously proportioned lounge boasting a bay window and double doors that seamlessly flow into the elegant kitchen/diner. The kitchen/diner showcases a contemporary design with herringbone-style flooring, plentiful cabinetry, and an array of integrated appliances including an oven, hob, extractor hood, dishwasher, and fridge freezer. Adjoining this space is a dining area with matching herringbone flooring, complemented by French doors that open up to the rear garden.

Adjacent to the kitchen lies a utility room as well as a convenient WC.

Finally on the ground floor there is a converted garage, offering numerous possibilities for utilization.

Moving to the first floor, you'll discover four double bedrooms, all adorned with carpet to floor. The master bedroom also benefits from an en-suite shower room with ceramic-tiled walls. Completing the accommodations is a family bathroom.

Externally, the property boasts ample off-road parking at the front, while the rear garden is a low-maintenance landscape featuring artificial lawn and a patio area.

Situated in a sought-after location, this immaculate home must be viewed to be appreciated. If you're interested then don't hesitate to contact us today. We're here to arrange a convenient date and time for your appointment to view.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

