



## 3 Beds, Detached, Freehold, £279,000

### Terry's Way, Llanharan

Three Estate Agents Talbot Green are delighted to present this three-bedroom detached home to the market, situated in the sought-after location of Llanharan and is sold with no onward chain.

### Features

- DETACHED
- LOUNGE/DINER
- GROUND FLOOR W/C

- THREE BEDROOMS
- EN-SUITE
- NO CHAIN



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Three Estate Agents Talbot Green are delighted to present this three-bedroom detached home to the market, situated in the sought-after location of Llanharan and is sold with no onward chain.

Upon entering, you are welcomed into an entrance hall leading to a generously sized lounge/diner, featuring laminate flooring, a charming feature fireplace, and French doors opening onto the rear garden.

The modern kitchen/diner boasts ample storage units, laminate-effect cushion flooring, and integrated appliances, including an oven, hob, and extractor hood. Additionally, the property benefits from a separate utility room and a ground-floor WC.

Upstairs, you will find three well-proportioned bedrooms, all with carpeted flooring. The master bedroom further benefits from an en-suite shower room. A family bathroom completes the first floor, featuring cushion flooring and ceramic splashback tiles.

Externally, the front garden is laid to lawn, accompanied by a driveway leading to a single garage. The rear garden includes a patio area and a spacious lawn, perfect for outdoor enjoyment.

This modern, spacious home is located in a popular residential development in the sought-after area of Llanharan. To arrange a viewing, please contact us with your preferred date and time.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		