



## 3 Beds, Semi-Detached, Freehold, £135,000

### Heol Aneurin

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### Features

- ▶ NO CHAIN
- ▶ SEMI DETACHED
- ▶ KITCHEN/DINER
- ▶ WET ROOM
- ▶ FRONT & REAR GARDENS
- ▶ CLOSE TO LOCAL AMENITIES

Three Estate Agents Talbot Green are delighted to present to the market this three-bedroom semi-detached property, located in the sought-after area of Tonyrefail. While the interior would benefit from some modernisation, the property has been well maintained externally and offers fantastic potential for buyers looking to create their ideal home.

An entrance porch welcomes you into a bright and airy open-plan living area. The lounge features laminate flooring and patio doors that open to the front garden, allowing for plenty of natural light. To the rear of the property is a generous kitchen/diner, complete with a stone-effect feature fireplace. A convenient ground floor WC completes this level.

Upstairs, the property offers three well-proportioned double bedrooms, along with a family bathroom currently configured as a wet room.

Externally, there are both front and rear gardens. The front benefits from a paved patio area and a lawn bordered by mature shrubs, providing a pleasant outlook. The rear garden offers additional lawn space with established planting.

Situated in a popular residential area close to local amenities, schools, and transport links, this property presents a wonderful opportunity for someone to put their own stamp on it. Call today to arrange a viewing and see the potential for yourself.







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