



## 2 Beds, Terraced, Freehold, £215,000

### Newbridge Road, Llantrisant

Three Estate Agents Talbot Green are delighted to present to the market this immaculately presented two-bedroom terraced property located in the sought after location of Llantrisant.

### Features

- EXTENDED
- LOUNGE/DINER
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN



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The accommodation briefly comprises an open-plan lounge/diner featuring laminate flooring and a solid fuel stone feature fireplace, creating a warm and inviting living space.

To the rear of the property is a spacious kitchen/diner fitted with slate-effect flooring, ample wall and base units, a Belfast-style sink, integrated oven, hob and extractor. Bi-fold doors open onto the rear garden that flood the room with natural light.

To the first floor there are two double bedrooms, both finished with wood-effect laminate flooring, along with a modern shower room tiled in ceramic with a large walk-in shower.

Externally, the property benefits from a low-maintenance front courtyard and an attractive rear garden laid with decking and patio areas, enjoying fantastic far-reaching countryside views and overlooking the local rugby pitch.

This very well-presented home would be ideal for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended. Please contact us today to arrange a convenient appointment.

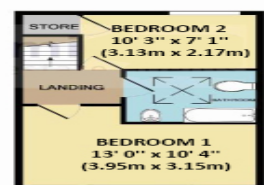
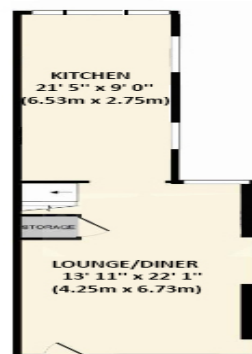








Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(45.6 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 229 SQ.FT.  
(28.7 SQ.M.)

85 NEWBRIDGE ROAD  
TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, surfaces, floors and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and measurements should not be relied upon as to their accuracy or efficiency can be given. Please refer to the floor plan for details.