



3 Beds, Semi-Detached, Freehold, £315,000

Heol Robart

Three Estate Agents Talbot Green are delighted to offer to the market this spacious three-bedroom end-link property with detached garage and converted loft room, situated in the highly sought-after Town of Pontyclun.

Features

- ✓ VERY WELL PRESENTED
- ✓ MODERN FITTED KITCHEN
- ✓ TWO RECEPTION ROOMS
- ✓ LOFT ROOM
- ✓ GARAGE
- ✓ SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green are delighted to offer to the market this spacious three-bedroom end-link property with detached garage and converted loft room, situated in the highly sought-after Town of Pontyclun.

The accommodation briefly comprises a welcoming entrance hallway with mosaic flooring providing access to all principal ground-floor rooms.

To the front of the property is a generous lounge featuring fitted carpeting and a contemporary media wall, creating an ideal space for relaxation and entertaining. To the rear, a separate dining room offers ample space for family dining and benefits from attractive laminate flooring.

The ground floor is completed by a galley-style kitchen fitted with a range of wall and base units, integrated appliances, and ceramic tiled flooring. A useful additional room located off the kitchen provides excellent utility or storage space.

To the first floor are three well-proportioned bedrooms, all finished with fitted carpeting. There are two spacious double bedrooms and a generous single bedroom.

Also located on the first floor is a modern family bathroom, featuring ceramic wall tiling, a bath with shower over, vanity unit to wash hand basin, and WC.

The loft has been converted to create an additional space, currently utilised as a bedroom. This versatile space could equally serve as a home office, hobby room, games room, or for a variety of other uses, subject to individual requirements.

Externally, the property benefits from front and rear gardens, predominantly laid to lawn, together with off-road parking and a detached garage to the rear.

Occupying an enviable position at the end of a quiet cul-de-sac,







