



4 Beds, Detached, Freehold, £465,000

Tynant Road, Beddau

Three Estate Agents Talbot Green are delighted to offer to the market this substantial double bay-fronted detached property, occupying a generous plot in the heart of Beddau.

Features

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- LARGE GARDEN

Three Estate Agents Talbot Green are delighted to offer to the market this substantial double bay-fronted detached property, occupying a generous plot in the heart of Beddau.

This impressive family home briefly comprises a welcoming entrance hallway which provides access to all principal rooms and features an attractive reading area with original Victorian tiled flooring, adding character and charm from the moment you enter.

To the front of the property is a spacious lounge with fitted carpet and a large bay window, creating a bright and inviting living space. Also located at the front is a second reception room, currently utilised as a dining room, benefiting from laminate flooring, a further bay window and French doors opening onto the seating area, making it ideal for entertaining.

To the rear of the property is a third generous reception room with fitted carpet and a bay window allowing an abundance of natural light to fill the room.

The spacious kitchen features ceramic tiled flooring, ample space for a range of wall and base units and a large breakfast bar area. Adjacent to the kitchen is a substantial utility room with matching tiled flooring, which in turn leads to a convenient ground-floor WC.

To the first floor are four spacious double bedrooms, all benefiting from fitted carpets. Three of the bedrooms feature large bay windows, enhancing the sense of space and light throughout. The principal bedroom further benefits from an en-suite shower room with corner shower enclosure.

The remaining bedrooms are served by a generous family bathroom comprising a separate bath and shower cubicle.

Externally, the









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		