



## 3 Beds, Semi-Detached, Freehold, £245,000

### Brynteg Green, Beddau

3EA - Three Estate Agents, Talbot Green are pleased to present to the market this well presented, three bedroom semi-detached family home on the new Brynteg Green development. Situated just a short drive from the Church Village bypass, which offers easy access to both the A470 and M4 corridor.

### Features

- ▶ KITCHEN/DINER
- ▶ EN-SUITE
- ▶ OFF ROAD PARKING
- ▶ LOW MAINTENANCE GARDENS
- ▶ NHBC WARRANTY REMAINING

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Enter the property into a spacious hallway with doors leading to kitchen/breakfast room, living room and downstairs WC, stairs leading to first floor and wood effect laminate floor.

Bi-folding doors leading to a tastefully decorated living space with smooth plastered walls, carpet to floor and large front facing bay window allowing plenty of natural light.

Impressive modern kitchen/breakfast room with matching wall and base units and work-top, soft close kitchen cabinets and drawers along with a granite bowl sink and drainer, integrated electric oven and five ring gas hob. Plumbing for free standing dishwasher and washing machine, integrated fridge/freezer, window to side and French Doors leading to the rear garden.

Finally to the ground floor there is a WC with wash basin and extractor fan.

To the first floor there are doors leading to all bedrooms, bathroom and airing cupboard, loft hatch and fitted carpet.

Bedroom One - window to rear aspect and fitted carpet. Generous Ensuite with shower, wash basin and WC, extractor fan and laminate floor. Also a chrome heated towel rail and built in wardrobes.

Bedroom Two - in-built wardrobe, window to front aspect and fitted carpet.

Bedroom Three - window to rear aspect and fitted carpet.

Enclosed Rear Garden mainly laid to lawn with a decked area for garden furniture and side gate.

To the front of the property there is a low maintenance garden and driveway for two cars







