



4 Beds, Detached, Freehold, £315,000

Magnolia Way

3EA – Three Estate Agents Talbot Green are delighted to offer to the market this four bedroom, detached property, on a large corner plot at the end of a cul-de-sac in the popular location of Chandlers Reach, Llantwit Fardre.

Features

- DETACHED
- FOUR BEDROOM
- KITCHEN/DINER

- LARGE REAR GARDEN
- OFF ROAD PARKING



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The property briefly consists of a porch entrance leading to the hallway with laminate flooring. The ground floor WC is located off the hallway with ceramic tiles to floor.

The ample sized lounge benefits from laminate flooring, bay window, feature fire place and French doors opening to the rear garden.

Finally on the ground floor there is a modern fitted kitchen/diner with ample units, integrated oven, hob, extractor hood, fridge freezer and a large breakfast bar.

To the first floor there are four bedrooms all with carpet to floor, three are large doubles with one large single. The master bedroom also benefits from built in wardrobes.

Finally within this property there is a family bathroom with ceramic tiles to walls and a shower over bath.

The front garden is laid to lawn with mature shrubs and off road parking for three vehicles. The large rear garden benefits from a large patio and a large area laid to lawn.

This is a very well presented and spacious family home located at the end of a cul-de-sac, if you are interested then please call today to arrange a suitable day and time to view.

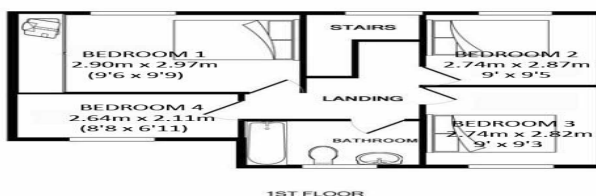
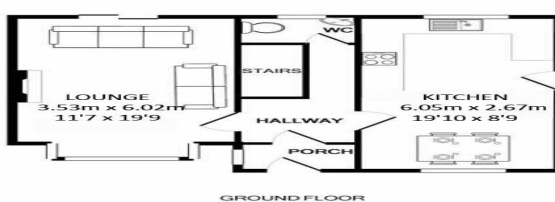








Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operation or condition can be given.
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