



4 Beds, Detached, Freehold, £450,000

Llys Derwen

3EA – Three Estate Agents Talbot Green are delighted to offer to the market this substantial four bedroom, detached property located in the sought after location of Llantrisant.

Features

- DETACHED
- FOUR DOUBLE BEDROOMS
- LOUNGE/DINER
- EN-SUITE
- CONVERTED GARAGE
- POPULAR LOCATION



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Three Estate Agents Talbot Green are delighted to offer to the market this substantial four bedroom, detached property located in the sought after location of Llantrisant.

The property briefly consists of large lounge/diner with laminate flooring, feature fire place with solid fuel fire and a bay window. Open plan to this room there is an additional reception room also with laminate flooring and French doors opening to the rear garden.

The modern fitted kitchen has laminate flooring, ceramic tile splash back to walls, integrated oven, hob and extractor hood.

There is a separate utility room with laminate flooring and ceramic tile splash back to walls.

Also on the ground floor there is a WC with ceramic tiles to floor and ceramic tiles to walls.

Finally on the ground floor there is a converted garage which provides another spacious reception room with laminate flooring and a feature fire place.

To the first floor there are four large double bedrooms all with carpet to floor. The master bedroom is very spacious with built in wardrobes and an ensuite with laminate flooring, ceramic tiles to walls and a large walk in shower cubicle. There are also built in wardrobes in bedroom two and three.

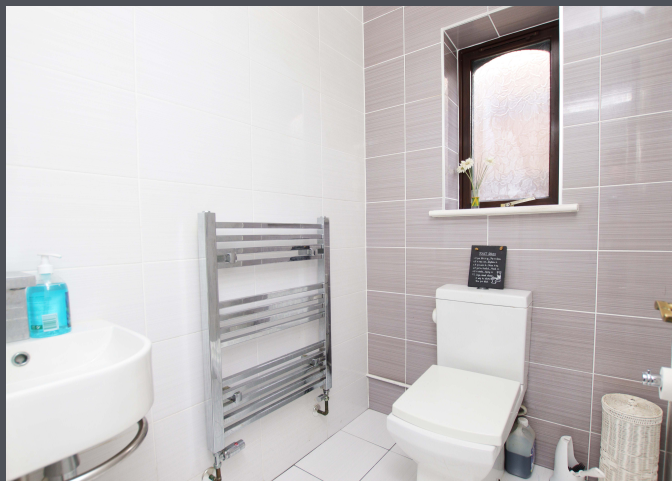
Finally within this property there is a spacious bathroom with laminate flooring, ceramic tiles to walls, shower over bath and a vanity unit.

There is off road parking to the front of the property along with an area laid to lawn. The private rear garden has an area laid to lawn and a patio area.

This is a substantial property in a highly desirable location. If you are interested then please call today to arrange a viewing.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

