



## 3 Beds, Bungalow, Freehold, £285,000

### Llanbryn Gardens

3EA - Three Estate Agents are delighted to offer to the market this very well presented, three bedroom, dormer bungalow in the popular location of Brynna, Pontyclun. \*\*\* No onward chain\*\*\*

### Features

- BUNGALOW
- GARAGE
- ENSUITE

- DINING ROOM
- OFF ROAD PARKING

3EA â Three Estate Agents proudly presents this beautifully presented three-bedroom dorma bungalow located in the sought-after area of Brynna, Pontyclun.

This property is offered with the added advantage of no onward chain.

Upon entering, you are welcomed by an inviting hallway adorned with solid wood flooring. The spacious lounge boasts a cozy carpeted floor, a charming feature fireplace, and French doors that lead to the rear garden, bringing in ample natural light.

The kitchen is both functional and stylish, featuring ceramic tile effect cushioned flooring, complemented by ceramic tile splash backs on the walls. Abundant storage units and integrated appliances, such as a dishwasher, oven, hob, and extractor hood.

Located off the hallway, bedroom three is elegantly appointed with comfortable carpeting, offering flexibility for use as an additional bedroom or home office.

For those who enjoy hosting dinner parties or gatherings, a separate dining room, complete with carpet, presents the perfect space, which could also be easily transformed into a fourth bedroom, if desired.

Completing the ground floor layout is a well-appointed bathroom, featuring ceramic tiles on the floor and walls, along with a luxurious corner jacuzzi bath.

Moving to the first floor, two double bedrooms await, each with carpet. The master bedroom comes with the added convenience of an en-suite, featuring a shower over the bath.

Outside, a front garden laid to lawn, alongside a driveway leading to the detached garage. The low-maintenance rear garden boasts a delightful patio area and an artificial grass section,







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	62   d	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN  
COMING  
SOON