



## 4 Beds, Town House, Freehold, £265,000

Meadow Drive, Tyla Garw

3EA - Three Estate Agents Talbot Green are delighted to offer to the market this four bedroom, mid link, town house in the sought after location of Tyla Garw, Pontyclun

### Features

- FOUR BEDROOMS
- KITCHEN/DINER
- ENSUITE
- GARAGE
- ENCLOSED REAR GARDEN

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The ground floor consists of an ample sized lounge with carpet to floor and French doors opening to the rear garden. The modern fitted kitchen/diner has ceramic tile effect laminate flooring, ceramic tiles to walls and integrated oven, hob and extractor hood. Finally on the ground floor there is a WC.

To the first floor there are three bedrooms all with carpet to floor., two of the bedrooms are doubles with one single. Finally on this floor there is a bathroom with ceramic tile effect cushioned flooring, ceramic tiles to walls and a shower over bath.

The second floor consists of a large master bedroom with carpet to floor and an en-suite with vinyl tiles to floor, walk in corner shower with ceramic tile splash back to walls and a vanity unit.

The enclosed rear garden benefits from a patio area and an area laid lawn.

The single garage and off road parking is located to the rear of the property.

This is a very well presented family home in a popular location. If you are interested then please call today to arrange a suitable day and time to view.

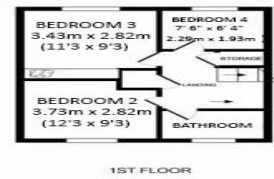
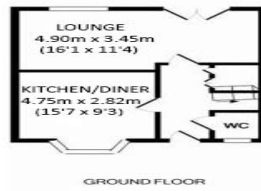








Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms 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 a guide. It is not intended to be used as a basis for any prospective purchase. The accuracy of the measurements shown have not been tested and no guarantee is made as to their accuracy or efficiency can be given.  
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