



3 Beds, Detached, Freehold, £340,000

Tan Yr Allt

3EA - Three Estate Agents Talbot Green are delighted to offer to the market this three bedroom, detached property with integral garage in the popular location of Tan Yr Allt, Cross Inn.

Features

- DETACHED
- GARAGE
- LOUNGE/DINER

- OFF ROAD PARKING
- UTILITY

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The property briefly consists of an entrance hallway leading to the ground floor W/C and the lounge/diner.

The open plan lounge has carpet to floor, feature fire place and opens to the dining area. The dining area also has carpet to floor and patio doors to the rear garden.

The fitted kitchen has ceramic tiles to floor, ceramic tiles to walls, space for a dining table and integrated oven, hob and extractor hood.

Finally on the ground floor there is a utility room with ceramic tiles to floor.

To the first floor there are two double bedrooms with carpet to floor and a good sized single/small double with laminate flooring. The master bedroom also benefits from an en-suite shower.

To the front of the property there is a driveway leading to the garage and an area laid to lawn with mature shrubs. The rear garden has a patio area with the remainder laid to lawn and mature shrubs.

This property is located in a very sought after 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

