



## 5 Beds, Detached, Freehold, £475,000

### Coed Yr Esgob

Three Estate Agents Talbot Green proudly presents this beautifully maintained five-bedroom detached property, featuring two bathrooms and off-road parking, located in the sought-after area of Llantrisant.

### Features

- FOUR/FIVE BEDROOM
- DETACHED
- TWO BATHROOMS
- OFF ROAD PARKING
- MODERN KITCHEN/DINER
- SOUGHT AFTER LOCATION

Three Estate Agents Talbot Green proudly presents this beautifully maintained five-bedroom detached property, featuring two bathrooms and off-road parking, located in the sought-after area of Llantrisant.

The property boasts an ample-sized lounge with laminate flooring, a striking fireplace with a solid fuel fire, and French doors complemented by full-height windows that open to the front garden, flooding the room with natural light.

To the rear, you will find a modern, spacious kitchen/diner with ceramic tiled flooring, ample storage units, and integrated appliances including a dishwasher, fridge freezer, double oven, hob, and extractor hood. This bright space benefits from both a window and French doors leading to the rear garden, ensuring plenty of natural light.

Adjacent to the kitchen is a utility area, also with ceramic tiled flooring, providing additional functionality.

Completing the ground floor is a converted garage, which can be utilized as a reception room or a fifth en-suite bedroom. The en-suite bathroom features ceramic tiled flooring and walls, along with a large shower cubicle.

Upstairs, the first floor accommodates four double bedrooms, all with carpeted flooring. The master bedroom is enhanced by built-in wardrobes and a stylish panelled feature wall. The modern family bathroom includes ceramic tiled flooring and walls, a vanity unit, and a shower over the bath.

The outdoor space is equally impressive. The front garden features a lawn and mature shrubs, along with off-road parking. The rear garden offers a large patio and decking area, as well as a raised lawn bordered by a mature hedgerow that provides privacy and picturesque views.



# 3 THREE ESTATE AGENTS

103 Talbot Road Talbot Green CF72 8AE [www.3EA.uk](http://www.3EA.uk) [mail@3EA.uk](mailto:mail@3EA.uk) Tel: 01443 85 33 33 Fax: 01443 800 565





