



## 2 Beds, Detached, Freehold, £270,000

### Brynamlwg

Three Estate Agents are delighted to present this substantial detached mixed-use property, offering ample off-street parking and located in the popular area of Pontyclun.

### Features

- ▀ LARGE DETACHED PROPERTY
- ▀ TWO BEDROOM FLAT
- ▀ LARGE REAR GARDEN
- ▀ OFF ROAD PARKING FRONT AND REAR
- ▀ MULTIPLE USES
- ▀ AVAILABLE AS VACANT POSSESSION

Three Estate Agents are delighted to present this substantial detached mixed-use property, offering ample off-street parking and located in the popular area of Pontyclun.

The ground floor offers versatile space, currently configured as a retail unit with treatment rooms. However, this layout can be easily adapted to suit various business needs. The space could even be divided into two separate retail units, each with its own shop frontage and entrance.

A kitchen and WC are also located on the ground floor.

The first-floor apartment provides a private living space, accessible both internally and through a separate entrance. The open-plan kitchen/lounge/dining area features laminate flooring, modern appliances, and a spacious layout.

Two generously sized rooms offer flexibility and they can be used as two double bedrooms or as a bedroom and a lounge. A separate bathroom and WC complete the first-floor accommodation.

The property boasts a large rear garden and ample off-street parking both at the rear and front.

Note: Please note that the current floor plan for the ground floor differs slightly due to existing partition placement.

This well-presented property offers a unique opportunity for a variety of businesses and residential needs. To arrange a viewing, please contact Three Estate Agents today.









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