



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



## 2 Beds, Terraced, Freehold, £179,950

### The Patch, Llanharry

Three Estate Agents Talbot Green are delighted to bring to market this beautifully presented two-bedroom home, offering stunning countryside views and located in a the sought-after area of Llanharry.

### Features

- FANTASTIC VIEWS
- TWO BEDROOMS
- OFF ROAD PARKING
- MODERN KITCHEN
- MODERN SHOWER ROOM
- CLOSE TO LOCAL AMENITIES



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The accommodation briefly comprises a welcoming entrance hallway providing access to all principal rooms.

To the rear of the property, the living area features fitted carpet and French doors that open onto the garden, showcasing breathtaking, far-reaching views over open countryside.

Also on the ground floor is a contemporary kitchen, thoughtfully designed with ample storage, stylish wood-effect worktops and functional layout.

Upstairs, you'll find two double bedrooms, both with fitted carpets and built-in wardrobes, providing excellent storage.

The modern shower room completes the interior, featuring a large walk-in shower.

Externally, the property boasts off-road parking for two vehicles at the front. The rear garden is fully paved for low maintenance and backs directly onto open fields, offering uninterrupted panoramic views.

To book your viewing call Three Estate Agents today.





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