



4 Beds, Detached, Freehold, £470,000

Portreeve Close, Llantrisant

Three Estate Agents Talbot Green are delighted to present to the market this substantial four-bedroom detached home, located in the highly sought-after area of Llantrisant. This spacious and well-maintained property offers generous living accommodation throughout.

Features

- NO CHAIN
- TWO RECEPTION ROOMS
- DINING ROOM
- FOUR BEDROOMS
- GARAGE
- SOUGHT AFTER LOCATION
- SPACIOUS HOME

Three Estate Agents Talbot Green are delighted to present to the market this substantial four-bedroom detached home, located in the highly sought-after area of Llantrisant. This spacious and well-maintained property offers generous living accommodation throughout, making it an ideal family home with no chain.

Upon entering, you are welcomed by an entrance hallway that provides access to all principal rooms. The lounge is a spacious and inviting room, featuring a carpeted floor, a charming feature fireplace, and two windows that allow natural light to flood in. Adjacent to the lounge is a second generous reception room, also fully carpeted, with dual-aspect windows that create a light and airy atmosphere—perfect for use as a family room, office, or playroom.

At the rear of the property, the kitchen is fitted with ceramic floor tiles and ceramic splashbacks. It includes an integrated oven, hob, and extractor fan, along with ample space for a dining table, making it a practical and sociable cooking space. A separate utility room, also tiled, provides additional storage and functionality.

A dedicated dining room is located towards the back of the home, with carpeted flooring and dual-aspect windows that once again provide plenty of natural light, offering a pleasant space for meals and family gatherings. A convenient ground floor WC completes the downstairs layout.

Upstairs, you will find four generously sized double bedrooms, all with carpeted floors. Three of the bedrooms benefit from built-in wardrobes, offering excellent storage solutions. The family shower room is well-appointed with a walk-in corner shower, a vanity unit with an inset basin, and a WC.

Externally, the property features a front garden laid to lawn with mature hedgerows and shrubs, p









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

