



103 Talbot Road Talbot Green CF72 8AE www.3EA.uk mail@3EA.uk Tel: 01443 85 33 33 Fax: 01443 800 565



3 Beds, Detached, Freehold, £389,999

Coed Yr Esgob, Llantrisant

Three Estate Agents Talbot Green are delighted to offer to the market this spacious three-bedroom detached family home, situated in the highly desirable location of Llantrisant.

Features

- OFF ROAD PARKING
- THREE BEDROOMS
- THREE BATHROOMS
- GARAGE
- FANTASTIC VIEWS
- CONSERVATORY



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The property is entered via a welcoming porch, leading into an inner hallway. To the front of the home is a generous lounge featuring solid wood flooring, a charming feature fireplace, and full-height windows that flood the room with natural light.

To the rear is a large, open-plan kitchen/diner fitted with ceramic tiled flooring, an abundance of base and wall units, space for a range cooker, and a fitted extractor hood. There is ample room for a dining table, making this an ideal space for family living and entertaining. Patio doors open into a sizeable conservatory with herringbone-style flooring and French doors leading out to the rear garden.

Completing the ground floor is a wet room with ceramic tiles to the walls.

To the first floor are three well-proportioned double bedrooms, all carpeted throughout. The master bedroom further benefits from a spacious en-suite, featuring a large walk-in shower. A separate family bathroom completes the first floor, fitted with a bath and shower and finished with stylish wall tiling.

Externally, the property offers a low-maintenance front garden with paved and patio areas, off-road parking, and access to a single garage. The rear garden benefits from raised decking and patio areas, creating an excellent outdoor space to enjoy the fantastic far-reaching views.

This is a spacious and well-presented family home in a highly sought-after location. Early viewing is highly recommended—please contact us to



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