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



2 Beds, Semi-Detached, Freehold, £177,000

Clos Llangefni, Beddau

Three Estate Agents Talbot Green are delighted to offer to the market this well presented two bedroom semi detached home, situated in the popular Yorkdale area of Beddau.

Features

- MODERN KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- ELEVATED POSITION
- TIERED REAR GARDEN
- SOUGHT AFTER LOCATION

The Property Ombudsman

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The accommodation briefly comprises an entrance hall leading through to a spacious lounge, featuring laminate flooring. To the rear of the property is a modern kitchen/diner, fitted with ceramic wood effect flooring, tiled splashbacks and an integrated oven, hob and extractor hood, providing a practical and attractive space for everyday living.

To the first floor are two well proportioned double bedrooms, both benefiting from carpeted flooring, along with a newly fitted family bathroom finished with ceramic wall and floor tiles.

Externally, the property occupies an elevated position and benefits from a front garden laid to lawn. To the rear is a tiered garden, comprising two lawned tiers and a further decked area, offering a variety of outdoor spaces to enjoy.

Further benefits include allocated off road parkin, a new roof and boiler, adding to the appeal of this well maintained home.

Situated in a popular residential location, this spacious property would make an ideal purchase for first time buyers, couples, downsizers or investors alike. Early viewing is highly recommended to fully appreciate all that this home has to offer. Contact Three Estate Agents Talbot Green today to arrange your viewing.





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