



3 Beds, Semi-Detached, Freehold, £230,000

Cambrian View, Clydach Vale

Three Estate Agents, Talbot Green are delighted to bring to the market this modern three-bedroom, three-storey home, ideally located within the popular location of Tonypanydy.

Features

- THREE STOREY
- MODERN HOME
- OFF ROAD PARKING
- SUMMER HOUSE
- EXCELLENT VIEWS
- TWO BATHROOMS

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The property briefly comprises an inviting entrance hallway providing access to all principal rooms.

The ground floor benefits from a versatile room currently utilised as a second sitting room, but equally suitable as a third bedroom or home office. Also located on this floor is a spacious lounge featuring carpeted flooring and a Juliet balcony, enjoying fantastic views across the valley. A convenient WC completes this level.

To the lower ground floor is a generous kitchen/diner fitted with a range of modern units, wooden worktops, and ceramic tiled splashbacks. Integrated appliances include a fridge freezer, wine cooler, double oven, hob, and extractor hood. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A separate utility room completes this floor.

The first floor offers two well-proportioned double bedrooms, both with carpeted flooring. The principal bedroom further benefits from a modern en-suite shower room.

Completing the accommodation is a contemporary family bathroom featuring ceramic tile-effect flooring, tiled walls, and a shower-over-bath arrangement.

Externally, the property offers off-road parking to the front. The rear garden enjoys a patio seating area, low-maintenance artificial lawn, a practical summerhouse, and stunning views down the valley.

This is a fantastic opportunity to purchase a modern home in a sought-after location in Tonypanydy. To arrange a









Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

