



## Ynysbryn Close, offers in excess of £350,000

- Three Bedroom Detached House
- Private Rear Garden
- Driveway Parking
- Cul De Sac Location
- Modern Decor Throughout
- Terrace With Beautiful Views
- EPC Rating: D



 3  1  1



## About the property

A beautifully presented three-bedroom detached family home, situated in a quiet cul-de-sac location within the highly sought-after area of Talbot Green. This attractive property offers modern living throughout and is ideally positioned close to local schools, shops, and a wide range of amenities, making it perfect for families and professionals alike.

The accommodation is well proportioned and thoughtfully arranged. Upon entering, you are welcomed into a bright and inviting hallway which leads through to a spacious lounge/dining area. This impressive open-plan space provides ample room for both relaxing and entertaining, enhanced by an abundance of natural light and attractive modern décor. Patio doors open directly onto a terraced seating area, offering stunning elevated views and a seamless connection between indoor and outdoor living.

The modern fitted kitchen is finished to a high standard and provides a range of contemporary units, generous worktop space, and space for appliances, making it both practical and stylish.

To the first floor, the property boasts three generous-sized bedrooms, all well presented and offering comfortable accommodation. The bedrooms are served by a modern family bathroom, finished with contemporary fittings and tasteful tiling.

The home benefits from a private rear garden. To the front, a driveway provides convenient off-road parking. The terrace area further enhances the outdoor space, creating a perfect spot to enjoy the far-reaching views.

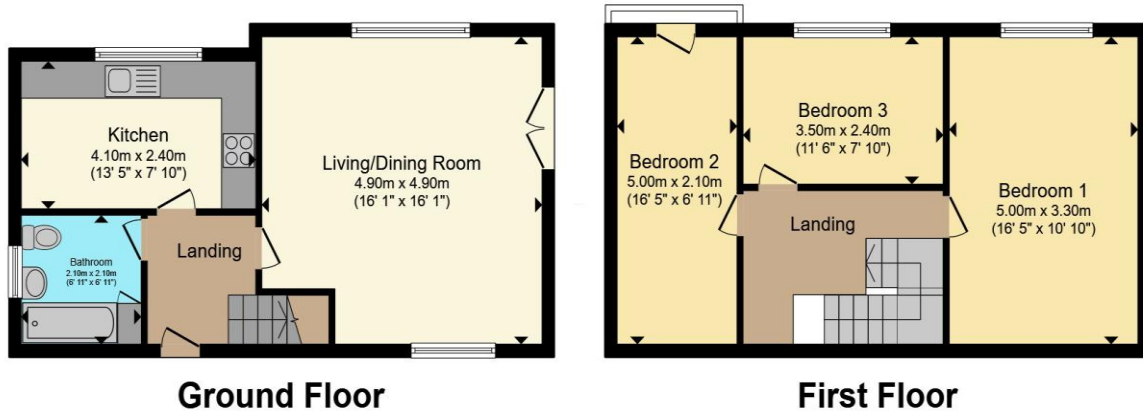


Accommodation

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## Floorplan



Total floor area 89.3 m<sup>2</sup> (961 sq.ft.) approx

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