



## 3 Beds, Detached, Freehold, £429,950

### Heol Cefn Yr Hendy

3EA Three Estate Agents are delighted to offer to the market this very well presented, three bedroom (originally four), detached property with a detached garage in the highly desirable area of Miskin, Pontyclun.

### Features

- Y PANT CATCHMENT AREA
- DETACHED GARAGE
- DETACHED
- OFF ROAD PARKING FOR FOUR VEHICLES
- BATHROOM WITH LARGE WALK IN SHOWER

3EA Three Estate Agents are delighted to offer to the market this very well presented, three bedroom (originally four), detached property with a detached garage in the highly desirable area of Miskin, Pontyclun.

The property briefly consists of an ample sized lounge with carpet to floor, bay window and a feature fire place.

There is a spacious kitchen diner with oversized porcelain tiles to floor, French doors, integrated oven, microwave, hob and extractor hood. Located off the kitchen there is a separate utility room and pantry.

Finally on the ground floor there is a WC.

To the first floor there are three double bedrooms all with carpet to floor. The master bedroom also benefits from built in wardrobes and an en-suite with ceramic tiles to floor, under floor heating, ceramic tiles to walls, vanity unit and a large shower.

Finally within this property there is a very spacious and modern bathroom. This bathroom has been extended to include space that was the fourth bedroom. The bathroom benefits from a large free standing bath, large shower cubicle, vanity units, ceramic tiles to floor, ceramic tiles to walls and underfloor heating.

There is off road parking for four vehicles and a detached garage to the front of the property. The low maintenance, south facing rear garden benefits from a patio area, an area laid to artificial lawn and fantastic views.

This is a very well appointed property in a highly desirable location and in The Y Pant catchment area. If you are interested then please call today to arrange a suitable day and time to view.



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

