



Tynybryn Road, Tonyrefail Porth CF39 8DA

welcome to

Tynybryn Road, Tonyrefail Porth

We're delighted to offer for sale this spacious semi-detached residence in a desirable location, one of a select few houses of this age and type in the area. The Perfect Family Home, With A Generous Plot, Original Style Character And Breath-Taking Parkland Views!



The Perfect Family Home, With A Generous Plot, Original Style Character And Breath-Taking Parkland Views! We're delighted to offer for sale this spacious semi-detached residence in a desirable location, one of a select few houses of this age and type in the area. The ideal choice for any professional couple or young family looking for their dream forever home!

The property comprises; Entrance hall, light and airy reception room with original style parquet flooring, second reception room with pleasant views over parkland and a separate kitchen inclusive of some appliances. Stairs rise to the first floor which offers three well-proportioned bedrooms, bathroom and access to loft. Externally the property benefits from an enviable plot, with mature front and rear gardens, paved driveway and garage. Additional features include gas central heating, double glazing where specified and no onward chain.

Houses of the nature are rare to the market, with unrivalled views over Tyn-Y-Bryn Park and easy access to local shops and transport links, it truly is the perfect family home.

We recommend calling early to secure your viewing of this outstanding property!



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Entrance Hall

Reception Room One

13' 1" widest x 12' widest (3.99m widest x 3.66m widest)

Reception Room Two

11' widest x 10' 1" widest (3.35m widest x 3.07m widest)

Kitchen

10' 1" widest x 6' 1" widest (3.07m widest x 1.85m widest)

First Floor Landing

Bedroom One

13' 1" widest x 11' 1" widest (3.99m widest x 3.38m widest)

Bedroom Two

12' widest x 10' 1" widest (3.66m widest x 3.07m widest)

Bedroom Three

8' 1" widest x 7' 1" widest (2.46m widest x 2.16m widest)

First Floor Bathroom

Front Garden

Driveway

Garage

16' 1" widest x 9' widest (4.90m widest x 2.74m widest)

Rear Gardens



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- Semi-Detached House With Breath-Taking Views
- Two Generous Reception Rooms
- Separate Kitchen Inclusive Of Some Appliances
- Three Well-Proportioned Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

£189,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
TBG109721 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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