



Beech Wood Drive, Tonyrefail Porth CF39 8JL

welcome to

Beech Wood Drive, Tonyrefail Porth

An Exceptional Detached Family Home, With A Wealth Of Internal Accommodation Over Three Floors And Enviaible Plot! We're excited to offer for sale this well-appointed executive property, including all the space a growing family could need.

Entrance Hall

Via front door, stairs to first floor and doors to all rooms

Cloakroom - W/C

Comprising low level w/c, wash basin, radiator, obscure double glazed window

Reception Room

20' 1" widest x 10' 11" widest (6.12m widest x 3.33m widest)
Double glazed windows, radiator, woodburning stove

Kitchen/Diner

20' widest x 18' 2" widest (6.10m widest x 5.54m widest)
Range of wall and base units, work surfaces, breakfast bar and space for dining table, sink and mixer tap, Range style oven and gas hob, space for appliances, double glazed windows and double glazed door to garden, access to utility room

Utility Room

Double glazed door, gas boiler, plumbing for washing machine

First Floor Landing

Stairs from ground floor and further stairs to second floor, radiator, cupboard with hot water cylinder

Bedroom One

11' 8" widest x 11' 5" widest (3.56m widest x 3.48m widest)
Double glazed windows to side/front, radiator, wardrobes

En-Suite

Three piece suite comprising; Shower cubicle, wash basin, low level w/c. Obscure double glazed window,

extractor fan, electric shaver point

Bedroom Two

11' 5" widest x 11' 2" widest (3.48m widest x 3.40m widest)
Double glazed window to front/side aspect

Bedroom Three

10' 6" widest x 8' 4" widest (3.20m widest x 2.54m widest)
Double glazed window to side aspect, radiator

Bedroom Four

12' 5" widest x 8' 11" widest (3.78m widest x 2.72m widest)
Double glazed window to front aspect, radiator

First Floor Bathroom

Bath, shower, wash basin, low level w/c and obscure double glazed window

Bedroom Five (2nd Floor)

28' 11" widest, some restricted h/h x 11' 8" widest. some restricted h/h (8.81m widest, some restricted h/h x 3.56m widest. some restricted h/h)
Velux windows, eaves storage (stairs in middle of room, dividing into two sections)

Driveway

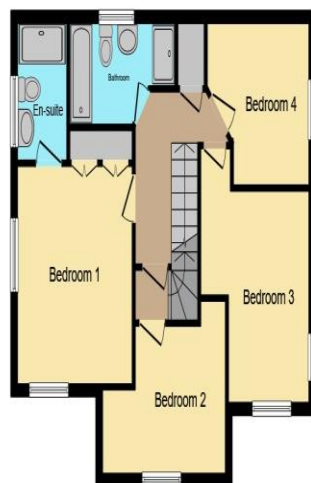
Paved driveway to front of garage

Double Garage Gardens

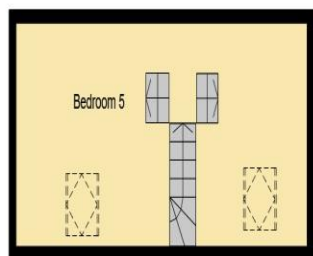
Laid mainly to lawn with flower beds and boundary fences



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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welcome to
Beech Wood Drive,
Tonyrefail Porth

- A Highly Individual Detached House, Arranged Over Three Floors
- Spacious 20" Reception Room
- Impressive Open Plan Kitchen/Diner, Ideal For Hosting Family & Friends, Separate Utility Room
- Five Well-Proportioned Bedrooms
- First Floor Bathroom, En-Suite, Additional Ground Floor W/C

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£375,000



view this property online allenandharris.co.uk/Property/TBG110270



Property Ref:
TBG110270 - 0006

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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