



**Gwern Heulog, Tonyrefail Porth CF39 8BJ**

**welcome to**

## **Gwern Heulog, Tonyrefail Porth**

We're excited to offer for sale this one-of-a-kind detached house, set in a prime location within this desirable modern development. This Could Be Your Dream Family Home! With Unrivalled Accommodation Over Three Floors, Exceptional Views And Tasteful Presentation Throughout,

### **Entrance Hall**

Via front door, stairs to first floor, access to reception room, cloakroom and kitchen/diner

### **Cloakroom - W/C**

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

### **Reception Room**

17' 3" widest x 14' 8" widest ( 5.26m widest x 4.47m widest )  
Double glazed window to front aspect, radiator, electric fire, access to kitchen/diner

### **Kitchen/Diner**

18' 7" widest x 13' 6" widest ( 5.66m widest x 4.11m widest )  
Range of wall and base units, work surfaces, breakfast bar, built in oven, grill and hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, space for dining table, access to conservatory and utility room, double glazed window to rear aspect

### **Utility Room**

Range of wall and base units, stainless steel sink and drainer with mixer tap, gas boiler, double glazed window to side aspect and double glazed door to rear garden

### **Conservatory**

12' 9" widest x 10' 9" widest ( 3.89m widest x 3.28m widest )  
Double glazed windows to rear and side aspect, radiator, double glazed door to rear gardens

### **First Floor Landing**

Double glazed window to side aspect, built in storage, doors to all rooms and stairs to second

floor

### **Bedroom Two**

15' 5" widest x 12' 6" widest ( 4.70m widest x 3.81m widest )  
Double glazed window to front aspect, radiator, access to en-suite

### **En-Suite**

Three piece suite comprising; Shower, wash basin, low level w/c. Obscure double glazed window to side aspect and radiator

### **Bedroom Three**

11' 6" widest x 9' 10" widest ( 3.51m widest x 3.00m widest )  
Double glazed window to rear aspect, radiator

### **Bedroom Four**

12' 3" widest x 9' 5" widest ( 3.73m widest x 2.87m widest )  
Double glazed window to front aspect, radiator, built in storage cupboard

### **Shower Room**

Three piece suite comprising; Shower, wash basin, low level w/c. Obscure double glazed window to rear aspect, electric shaver point, extractor fan, heated towel rail

### **Bedroom One (second Floor)**

24' widest, some restricted h/h x 14' 11" widest, some restricted h/h ( 7.32m widest, some restricted h/h x 4.55m widest, some restricted h/h )  
Double glazed windows to front, rear and side aspect, excellent views, radiator, access to en-suite

### **En-Suite (second Floor)**

Three piece suite comprising; Shower, wash basin, low level w/c. Heated towel rail and extractor fan

### **Garage**

19' 6" widest x 9' 11" widest ( 5.94m widest x 3.02m widest )  
Via up and over door, mains power

### **Driveway**

With dropped kerb to front

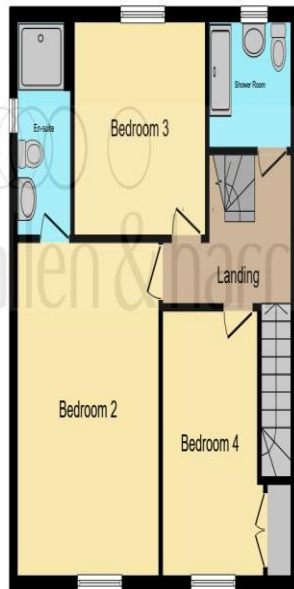
### **Rear Gardens**

Laid partly to lawn, an array of mature trees, plants and shrubbery, greenhouse, decked seating area, 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](http://www.focalagent.com)



**welcome to**  
**Gwern Heulog,**  
**Tonyrefail Porth**

- A Stunning Detached House In A Coveted Modern Development
- Impressive Loft Conversion With Exceptional Views
- Spacious Front Reception Room And Rear Conservatory Extension
- Open Plan Kitchen/Diner, Separate Utility Room
- Four Double Bedrooms

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

offers in excess of  
**£360,000**



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Property Ref:  
TBG110459 - 0006

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