



**Birch Wood Drive, Tonyrefail Porth CF39 8JD**

**welcome to**

## **Birch Wood Drive, Tonyrefail Porth**

- 4 Bedrooms (Master with En Suite)
- Converted Garage for Flexible Use
- Modern Fitted Kitchen
- 1 Family Bathroom + Downstairs WC
- Stunning Views

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

offers in excess of  
**£310,000**

Set in a highly sought-after location on a quiet private road, this beautifully presented 4-bedroom detached property offers modern family living with the added bonus of lovely open views and parking for multiple vehicles.



**view this property online** [allenandharris.co.uk/Property/TBG110565](https://allenandharris.co.uk/Property/TBG110565)

### **Entrance Hallway**

#### **Lounge**

16' 4" x 10' 3" ( 4.98m x 3.12m )

#### **Dining Room**

15' 7" x 8' 2" ( 4.75m x 2.49m )

#### **Downstairs W/C**

#### **Kitchen**

9' 4" x 13' 9" ( 2.84m x 4.19m )

#### **Reception Room**

10' 8" x 7' 2" ( 3.25m x 2.18m )

#### **Landing**

#### **Family Bathroom**

#### **Bedroom One**

9' 2" x 12' 7" ( 2.79m x 3.84m )

#### **En-Suite**

#### **Bedroom Two**

#### **Bedroom Three**

9' 8" x 9' 1" ( 2.95m x 2.77m )

#### **Bedroom Four**

6' 3" x 10' 5" ( 1.91m x 3.17m )



**Property Ref:**  
TBG110565 - 0003

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