



**Hafod Wen, Tonyrefail Porth CF39 8LB**

**welcome to**

## **Hafod Wen, Tonyrefail Porth**

An Exceptional Detached House With A Wealth Of Internal Accommodation And Enviaible Plot, Set In A Coveted Location Near Local Schools And Transport Links!

### **Entrance Hall**

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

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

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

### **Reception Room One**

Double glazed window to front aspect, two radiators, gas fire, wooden flooring, access to conservatory and study

### **Reception Room Two**

17' widest x 7' 5" widest ( 5.18m widest x 2.26m widest )  
Double glazed window to rear and double glazed doors to front, stairs to lower ground floor

### **Conservatory**

17' 2" widest x 9' 4" widest ( 5.23m widest x 2.84m widest )  
Exposed stone walls, double glazed bi-folding doors to rear garden

### **Kitchen/Diner**

14' 4" widest x 11' 10" widest ( 4.37m widest x 3.61m widest )  
Range of units, work surfaces, breakfast bar, oven and gas hob with cooker hood over, dishwasher, radiator, access to conservatory, utility and entrance hall

### **Utility Room**

Gas boiler, heated towel rail, obscure door to side

### **Lower Ground Floor**

#### **Utility Room Two (lower Gf)**

16' 8" widest x 4' 9" widest ( 5.08m widest x 1.45m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap,

obscure door to garden and access to basement

### **Basement**

#### **First Floor Landing**

Stairs from ground floor, built in storage cupboard, loft access, obscure window to rear, doors to all rooms

### **Bedroom One**

11' 10" widest x 10' 3" widest ( 3.61m widest x 3.12m widest )  
Double glazed window to front aspect, radiator, built in wardrobes, door to en-suite

### **En-Suite**

Three piece suite comprising; Shower, wash basin, low level w/c. Heated towel rail and obscure double glazed window

### **Bedroom Two**

11' 7" widest x 9' 6" widest ( 3.53m widest x 2.90m widest )  
Double glazed window to rear aspect, radiator

### **Bedroom Three**

11' 6" widest x 9' 5" widest ( 3.51m widest x 2.87m widest )  
Double glazed window to front aspect, radiator

### **Bedroom Four**

11' 10" widest x 6' 9" widest ( 3.61m widest x 2.06m widest )  
Double glazed Velux window to rear aspect, radiator, eaves storage

### **First Floor Bathroom**

Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Obscure double glazed window

### **Front Gardens/Driveway**

Off street parking for multiple vehicles, area of lawn

### **Rear Gardens**

Mainly laid to decking with recently fitted fencing and paved seating area





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**  
**Hafod Wen,**  
**Tonyrefail Porth**

- Executive Detached House In A Sought-After Location
- Two Reception Rooms And Ground Floor Study
- Conservatory Extension To Rear
- Open Plan Kitchen/Diner, Separate Utility Room
- Four Well-Proportioned Bedrooms

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

**£350,000**



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Property Ref:  
TBG110495 - 0004

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