

FREEHOLD



House - Detached (EPC Rating: B)

30 HIGHFIELDS, PORTH, CF39 8GA

£380,000



4 Bedroom House - Detached located in Porth

DETACHEDFOUR BEDROOMS***EN SUITE TO MASTER***DRIVEWAY WITH GARAGE***SOUGHT AFTER LOCATION***

Osborne Estates are pleased to offer this outstanding opportunity to acquire a beautifully presented four bedroom detached home in the highly sought-after Highfields area of Tonyrefail. This impressive property is offered in excellent condition throughout, boasting spacious and versatile living accommodation ideal for growing families.

Upon entering, you are greeted by stylish and contemporary interiors, including a superb master bedroom complete with an en suite for added luxury and convenience. There are two modern bathrooms in total, catering efficiently to the needs of a busy household. Each bedroom offers generous proportions and plenty of natural light, ensuring a comfortable and inviting atmosphere.

The heart of the home opens out to a magnificent rear garden, cleverly designed to maximise both relaxation and entertainment. Outside, there is a garage with electric access, providing secure and practical parking. The side access to the garden makes everyday life effortless, whether you're hosting summer gatherings or simply enjoying quiet moments outdoors. The outdoor amenities include a spacious patio area, a raised decked area ideal for alfresco dining, a beautifully maintained lawn, and a dedicated sitting area offering open views across the rolling local countryside.

Situated in the popular village of Tonyrefail, Highfields offers a wonderful blend of rural charm and urban convenience. Residents benefit from proximity to highly regarded local schools, the vibrant village centre with its variety of shops and essential amenities. Excellent transport links offer seamless access to Cardiff, Bridgend, and beyond, making this location perfect for commuters and families alike. The nearby Welsh countryside presents outstanding opportunities for leisurely walks, cycling, and scenic exploration, with parks and nature reserves all within easy reach.

This exceptional property combines stylish design, modern comfort, and an enviable location. Don't miss the chance to make this wonderful house your new home, enquire today to arrange your viewing.

Exterior

Image 1

Exterior.

Image 2

Hall

17'2" x 6'4"

Enter through a composite front door into a bright and welcoming reception hall, finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. The space is laid with luxury click vinyl flooring and includes a radiator and multiple power points. Internal doors provide access to the lounge, kitchen/diner, under-stairs storage cupboard, and cloakroom.

Lounge

11'8" x 18'5"

Image 1

Featuring a PVCU double glazed bay window to the front, this spacious lounge is finished with smooth plastered walls in emulsion and a flat ceiling with two central light fittings. A stylish feature fire surround with inset electric fire, matching hearth, and back plate creates a welcoming focal point. The room is completed with luxury click vinyl flooring, a radiator, and multiple power points.

Lounge.

11'8" x 18'5"

Image 2

Lounge..

11'8" x 18'5"

Image 3

Lounge...

11'8" x 18'5"

Image 4

Kitchen/Diner

18'9" x 10'7"

Image 1

To the rear, there are PVCU double glazed patio doors and a matching double glazed window, allowing for plenty of natural light. The kitchen is fitted with a range of matching wall and base units, complemented by heat-resistant work surfaces and an inset sink with drainer and mixer tap. Integrated appliances include a built-in oven, hob, overhead extractor fan, microwave, dishwasher, and fridge/freezer. The room features a part-tiled finish with plain plaster and emulsion walls, a flat ceiling with two central light fittings, and luxury click vinyl flooring. Additional features include a radiator and multiple power points.

Kitchen/Diner.

18'9" x 10'7"

Image 2

Kitchen/Diner..

18'9" x 10'7"

Image 3

Kitchen/Diner...

18'9" x 10'7"

Image 4

Kitchen/Diner....

18'9" x 10'7"

Image 5

Cloaks

6'1" x 3'6"

PVCU double-glazed window to the side. Walls are part tiled and part smooth plastered with an emulsion finish. Flat ceiling with central light fitting. The suite includes a pedestal wash hand basin and WC. Luxury vinyl tile flooring and a radiator complete the room.

Landing Area

Plain plastered decor finished to a smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet flooring. Access to the attic. Doors lead to the bedrooms, bathroom, and storage cupboard.

Bedroom 1

11'0" x 11'8"

Image 1

PVCU double-glazed window to the front. Built-in wardrobes provide ample storage. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator, and power points. Door leading to the en-suite.

Bedroom 1.

11'0" x 11'8"

Image 2

En Suite

6'6" x 6'1"

PVCU double-glazed window to the side. The suite includes a walk-in shower, pedestal wash hand basin, and low-level WC. Walls are part tiled and part smooth plastered, complemented by spot lighting. Luxury vinyl tile flooring, heated towel rail and a shaver point.

Bedroom 2

8'8" x 11'3"

Image 1

PVCU double-glazed window to the rear. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bedroom 2.

8'8" x 11'3"

Image 2

Bedroom 3

9'8" x 6'8"

PVCU double-glazed window to the rear. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bedroom 4

7'5" x

PVCU double-glazed window to the front. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bathroom

6'3" x 6'2"

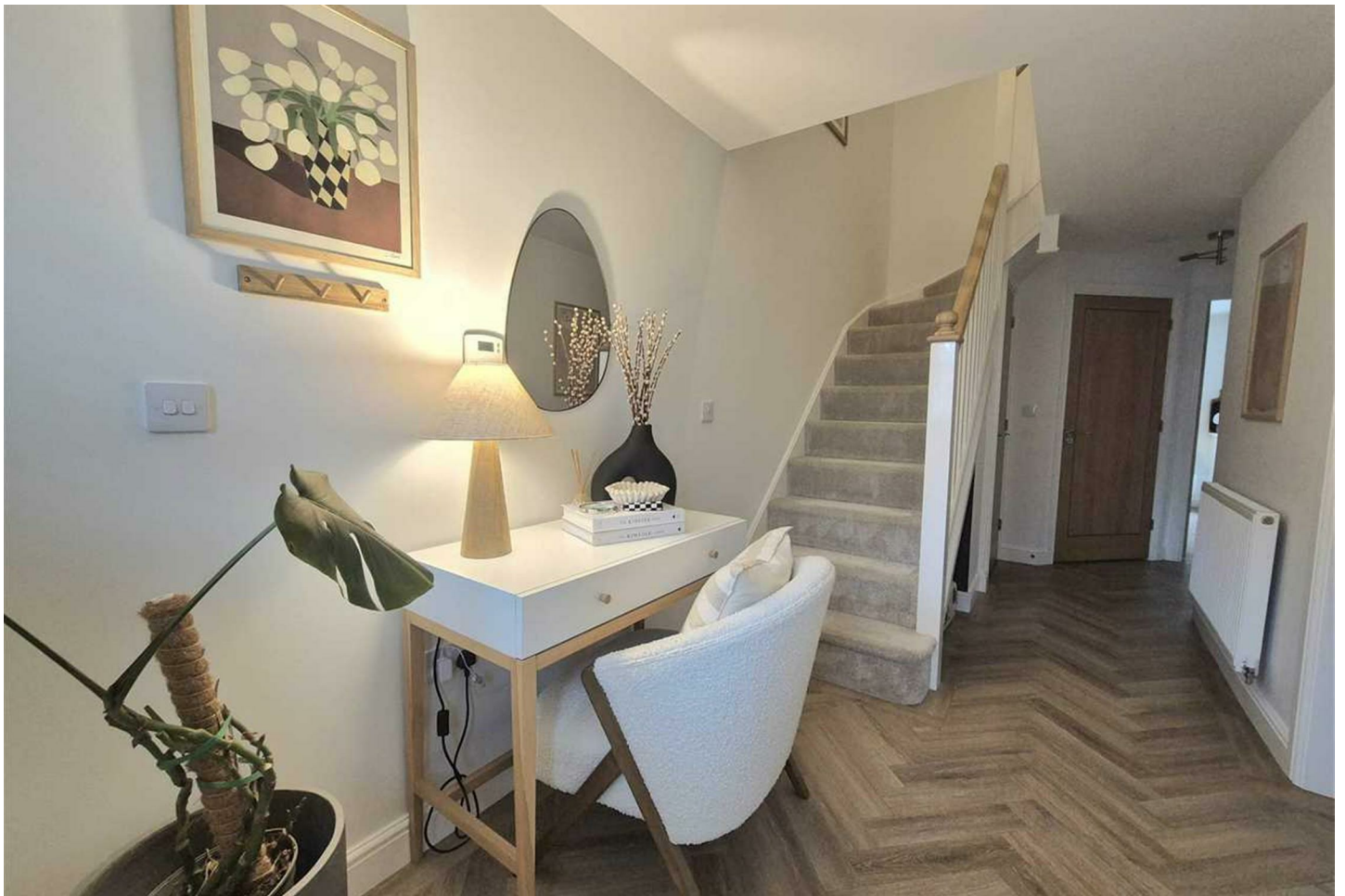
Image 1

PVCU double-glazed window to the side. Walls are part ceramic tiled and part smooth plastered with an emulsion finish, complemented by a flat ceiling with spot lighting. The suite features a bath, vanity unit with an inset wash hand basin and a W/C. Ceramic tiled flooring, heated towel rail and shaver point.

Bathroom.

6'3" x 6'2"

Image 2



Rear Garden

Image 1

Rear garden featuring a patio area that leads down to a lawn, with additional decked and seating areas. Enjoys open views across the surrounding countryside. Side access to garage.

Rear Garden.

Image 2

Rear Garden..

Image 3

Rear Garden...

Image 4

Rear Garden....

Image 5

Rear Garden.....

Image 6

Rear Garden.....

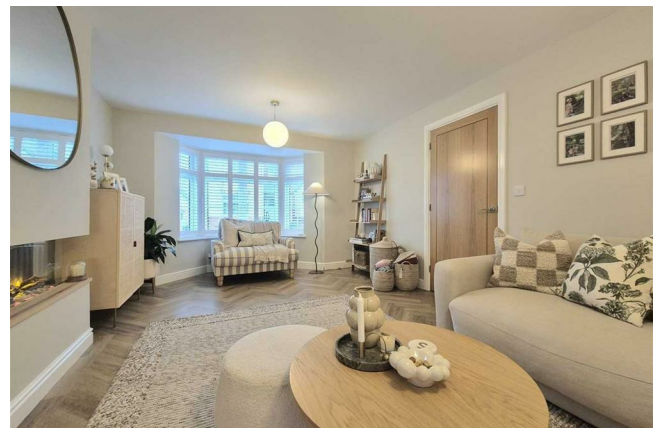
Image 7

Rear Garden.....

Image 8

Garage

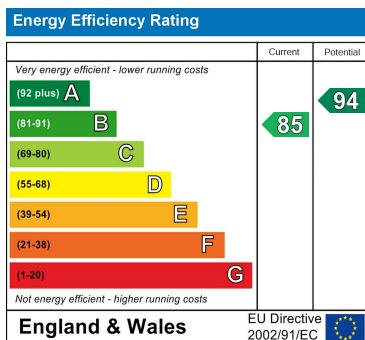
Garage with up-and-over door, equipped with electricity. Provides space to accommodate two to three vehicles.



Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.