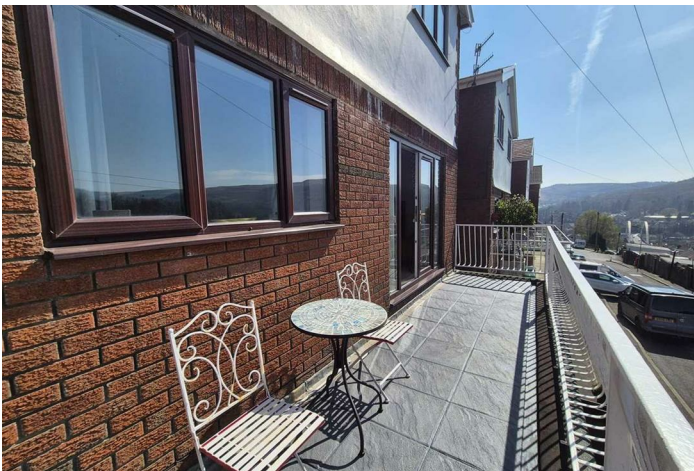


FREEHOLD



House - Detached (EPC Rating: D)

5 DERWEN AUR, PORTH, CF39 9UX

£329,000



# 3 Bedroom House - Detached located in Porth

Osborne Estates are delighted to offer to the market this Charming detached home with glorious views across the Rhondda Valleys! This spacious and well-appointed detached property offers the perfect blend of comfort and style. Boasting three large bedrooms, this home provides ample space for a growing family or those seeking room to relax. Enjoy a warm and inviting living space with two reception rooms – perfect for entertaining guests, family gatherings, or quiet evenings in. Convenience is key with a dedicated utility room, offering extra storage and the practicality of managing laundry and household tasks with ease. Benefit from the convenience of an integral double garage, providing secure parking and additional storage options. Step outside to a patio with an elevated garden that offers breathtaking views across the picturesque Rhondda Valleys. Enjoy your morning coffee or evening drinks from the private balcony, soaking in the scenic surroundings. Don't miss the chance to make this property your home. Contact us today for more details or to arrange a viewing.

## Exterior

Balcony off the lounge boasting open views across the countryside.

## Hall

Enter reception hall via PVCU double glazed front door. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Limestone tiled flooring. Open staircase. Radiator. Power points. Doors allowing access to lounge, sitting room, cloaks and kitchen.

## Lounge

17'8" x 12'3"

PVCU French doors to front allowing access to balcony. Plain plaster and emulsion decor finished to a flat ceiling with two central light fittings. Fitted carpet. Feature Marble fire surround with matching hearth and backplate. Inset Dimplex electric fire. Radiators. Tv point. Sky connection. Power points.

## Lounge

Image 2

## Lounge.

Image 3

## Sitting Room

14'7" x 8'1"

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Radiator. Power points. Tv point. Sky connection.

## Sitting Room

Image 2

## Cloaks

PVCU double glazed window to side. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Limestone tiled flooring. Low level w/c and pedestal wash hand basin.

## Kitchen/Diner

17'5" x 9'1"

PVCU French doors and window to rear. Plain plaster and emulsion decor finished to a flat ceiling with two central light fittings. Limestone tiled flooring. A fully fitted Wren kitchen with matching wall and base units. Quartz work surface with inset sink and mixer taps. Integral fridge/freezer, dishwasher, double oven, hob and extractor fan. Full size larder. Radiator. Power points. Door to Utility Room.

## Kitchen/Diner

Image 2

## Kitchen/Diner.

Image 3

## Kitchen/Diner..

Image 4

## Utility Room

Plain plaster and emulsion decor with a central light fitting. Ceramic tiled flooring. Power points. Plumbing for washing machine.

## Bedroom 1

14'9" x 10'5"

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Built in wardrobes. Radiator. Power points. Door to en-suite.

## Bedroom 1

Image 2

## Bedroom 1.

Image 3

## En Suite

5'8" x

PVCU double glazed window to side. Ceramic tiled decor finished to a flat ceiling with inset spot lighting. Ceramic tiled flooring. Suite comprising of a walk-in shower, pedestal wash hand basin and low level w/c. Heated towel rail.

## Bedroom 2

14'9" x 9'9"

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Laminate flooring. Radiator. Power points.

## Bedroom 2

Image 2

## Bedroom 3

14'1" x 10'0"

PVCU double glazed window to rear. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Wardrobe to remain. Radiator. Power points.

## Bedroom 3

Image 2

## Bedroom 3 View



**Bathroom**

6'2" x 5'5"

PVCU double glazed window to rear. Ceramic tiled decor finished to a flat ceiling with inset spot lights. Ceramic tiled flooring. A suite comprising of a bath, pedestal wash hand basin and low level w/c. Heated towel rail.

**Bathroom**

Image 2

**Landing Area**

PVCU double glazed window to side. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Doors to three bedrooms and family bathroom. Access to storage cupboard.

**Exterior.**

**Rear Garden**

Patio area leading to an elevated rear garden with a selection of mature shrubs. Side access.

**Rear Garden..**

**Rear Garden..**

**Rear Garden...**

**Garage**

20'9" x 18'3"

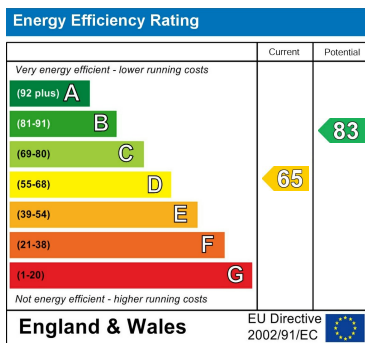
Integral double garage with an up and over door. Electric supply.



Council Tax Band

D

Energy Performance Graph



Call us on

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[osborneestates.co.uk](http://osborneestates.co.uk)

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.

