

FREEHOLD



House - Semi-Detached (EPC Rating: C)

5 PARKLANDS CRESCENT, PORTH, CF39 8PF

Offers Over

£240,000



# 3 Bedroom House - Semi-Detached located in Porth

Osborne Estates are pleased to offer to the market this property nestled on the desirable Parklands Crescent in the sought after community of Tonyrefail, this beautifully presented three bedroom semi detached home offers a fantastic opportunity for families and professionals alike. Immaculately maintained and in excellent condition throughout, the property presents a modern and inviting living space ready for its new owners to move straight in.

The spacious accommodation boasts a generous lounge, perfect for relaxing after a busy day, as well as a bright and airy dining area ideal for entertaining. Upstairs, the three well proportioned bedrooms provide plenty of space. Every room has been maintained to a high standard, ensuring comfort and style at every turn.

Externally, the property benefits from a private driveway leading to a secure garage, offering ample parking and storage solutions. The attractive frontage and rear gardens are perfect for enjoying the outdoors, whether it's a morning coffee or an afternoon barbeque.

Parklands Crescent enjoys a prime location within Tonyrefail, a thriving community with a wealth of local amenities. Families will appreciate the proximity to highly regarded schools and shops are all within easy reach. Excellent transport links connect Tonyrefail to Cardiff, Pontypridd, and the wider region, making this home ideal for commuters. Nearby parks, leisure facilities, and scenic walking routes ensure there's always something to enjoy at the weekend.

Take the next step towards making this exceptional property your new home. Arrange a viewing today to fully appreciate everything this outstanding home and its location have to offer.

## Exterior

Image 1

## Hall

Enter through a PVCU double glazed 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 and wall light fitting. The space is laid with laminate flooring and includes a radiator. Internal doors provides access to the lounge and cloakroom.

## Cloaks

5'1" x 2'9"

PVCU double glazed window to the side. Walls are smooth plastered with an emulsion finish. Flat ceiling with central light fitting. The suite includes a vanity unit wash hand basin and WC. Laminate flooring and a radiator complete the room.

## Lounge

13'8" x 14'1"

Featuring a PVCU double glazed window to the front, this spacious lounge is finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. A stylish feature fire surround with inset gas fire, matching hearth, and back plate creates a welcoming focal point. The room is completed with fitted carpet, a radiator and multiple power points. Internal door provides access to kitchen/diner.

## Lounge.

13'8" x 14'1"

Image 2

## Kitchen/Diner

18'1" x 17'3"

Image 1

To the rear, there are PVCU double glazed patio doors, 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. The room features a part-tiled finish with plain plaster and emulsion walls, a flat ceiling with three central light fittings, and luxury click vinyl flooring. Additional features include a radiator and multiple power points. Internal door provides access to utility room.

## Kitchen/Diner.

18'1" x 17'3"

Image 2

## Kitchen/Diner..

18'1" x 17'3"

Image 3

## Kitchen/Diner...

18'1" x 17'3"

Image 4

## Utility Room

8'3" x 7'4"

## Landing Area

PVCU double glazed window to side. Plain plastered decor finished to a smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet. Access to the attic. Doors lead to the bedrooms and bathroom.

## Bedroom 1

11'10" x 11'4"

Image 1

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

## Bedroom 1.

11'10" x 11'4"

Image 2

## Bedroom 2

11'5" x 8'2"

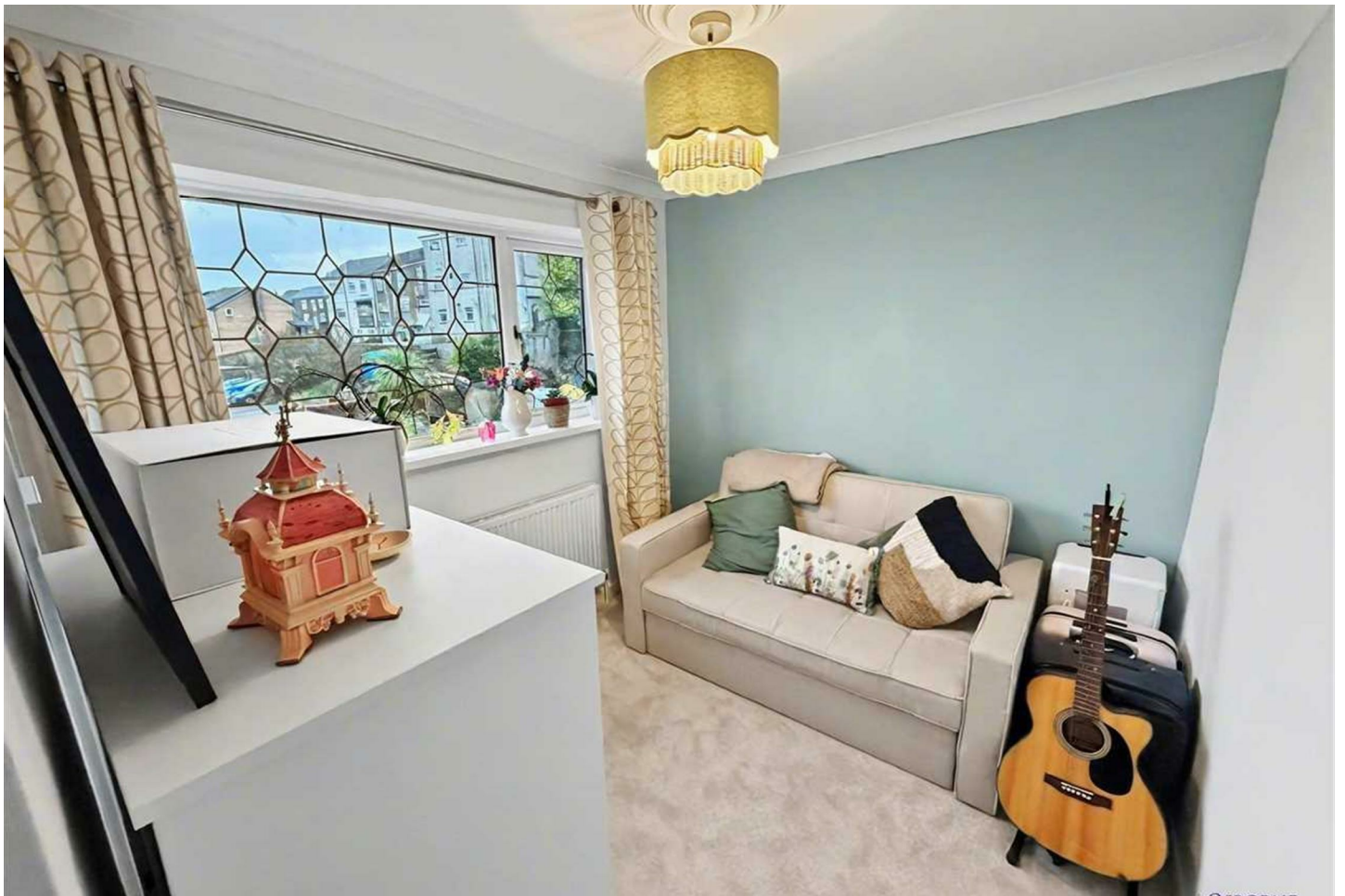
Image 1

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

## Bedroom 2.

11'5" x 8'2"

Image 2



**Bedroom 3**

7'5" x 8'5"

PVCU double glazed window to the front. Papered decor finished walls with a flat ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

**Bathroom**

6'2" x 5'9"

PVCU double glazed window to the rear. PVC wall panelling finish, complemented by a flat ceiling with spot lighting. The suite features a bath with over head shower, vanity unit with an inset wash hand basin and a W/C. Vinyl flooring and heated towel rail..



**Rear Garden**

Image 1

fully enclosed rear garden. Astro turf area leading onto decked area. Open views looking over the local countryside. Access to garage.

**Rear Garden.**

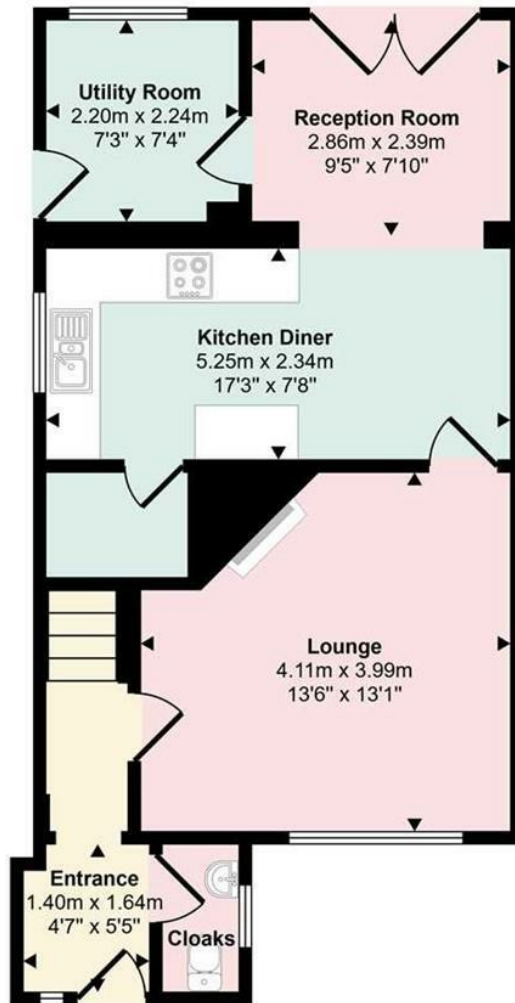
Image 2

**Garage**

Image 1

Driveway leading into garage.





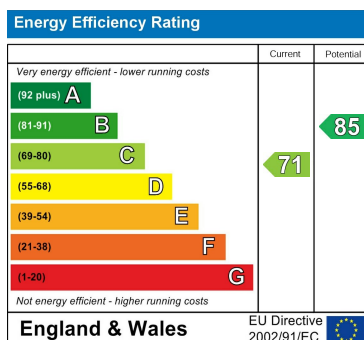
Ground Floor  
Approx 51 sq m / 549 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band

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Energy Performance Graph



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