

FREEHOLD



House - Semi-Detached (EPC Rating: D)

2 SCHOOL STREET, PORTH, CF39 8LE

£185,000



# 3 Bedroom House - Semi-Detached located in Porth

\*\*\*SEMI-DETACHED\*\*\*THREE BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*GARAGE\*\*\*NO CHAIN\*\*\*

Nestled in the heart of Tonyrefail, this well-presented three bedroom semi-detached property offers the perfect blend of comfort, space, and convenience – ideal for families or those seeking a peaceful lifestyle with excellent local amenities.

Step inside to discover two generous reception rooms, perfect for both relaxing and entertaining. The modern fitted kitchen offers ample storage and workspace, while the contemporary family bathroom has been tastefully finished to a high standard.

An added bonus is the useful office space – ideal for remote working or study – offering flexibility for modern living.

Outside, the spacious front garden boasts open views across the beautiful valleys, providing a picturesque setting to enjoy all year round. The property also benefits from a garage, providing valuable storage or parking.

Situated just a short distance from local schools, shops, and excellent transport links, this fantastic home offers everything you need right on your doorstep.

## Porch

Enter porch via PVCU double glazed front door. Wall panelling decor with a central light fitting. Ceramic tiled flooring. Fitted carpet on the stairs. Power points. Doors allowing access to lounge and sitting room.

## Lounge

15'0" x 13'2"

PVCU double glazed French doors to front. Plain plaster and emulsion decor finished to a textured ceiling with two central light fittings. Alcoves. A feature fire surround with matching hearth and back plate. LVT flooring. Radiator. Power points. Door through to kitchen.

## Lounge

Image 2

## Sitting Room

12'1" x 9'6"

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a textured ceiling. Fitted carpet. Radiator. Power points.

## Sitting Room

Image 2

## Kitchen

13'2" x 10'5"

Wooden door to rear. PVCU double glazed door to rear. Plain plaster and emulsion decor finished to a flat ceiling with inset spot lighting. A fully fitted kitchen with a range of matching wall and base units. Built in oven, hob and overhead extractor fan. Heat resistant work surface with inset sink and mixer taps. LVT flooring. Radiator. Power points. Door to w/c.

## Kitchen

Image 2

## Kitchen.

Image 3

## Kitchen..

Image 4

## W/C

9'9" x 2'5"

Plain plaster and emulsion decor finished to a textured ceiling with a central light fitting. LVT flooring. Low level w/c.

## Bedroom 1

14'7" x 10'4"

PVCU double glazed window to front. Papered decor finished to a textured ceiling with a central light fitting. Fitted carpet. Radiator. Power points

## Bedroom 1

Image 2

## Bedroom 2

10'4" x 8'7"

PVCU double glazed window to front. Papered decor finished to a textured ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

## Bedroom 2

Image 2

## Bedroom 3

10'4" x 5'8"

Wooden window to rear. Papered decor finished to a textured ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

## Bedroom 3

Image 2

## Office

Papered decor finished to a textured ceiling with a central light fitting. Fitted carpet. Radiator. Power points. Storage cupboard that houses the boiler. Door allowing access to family bathroom.

## Bathroom

7'6" x 7'3"

PVCU double glazed window to rear. Ceramic tiled decor finished to a textured ceiling with a central light fitting. LVT flooring. A suite comprising of a bath with over-head shower. Pedestal wash hand basin with low level w/c. Heated towel rail.



### Bathroom

Image 2

### Landing Area

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a textured ceiling with a central light fitting. Fitted carpet. Doors top three bedrooms and office space..

### Front Garden

A fully enclosed front garden. Patio area leading to area laid to lawn with a selection of mature shrubs. Garden Shed to rear. Open views across the valley. Garage.

### Exterior

Front Garden.

Front Garden..

Front Garden...

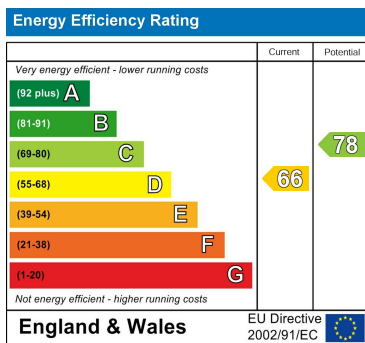
Garage



Council Tax Band

C

Energy Performance Graph



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