FREEHOLD







House - Terraced (EPC Rating: C)

38 PRETORIA ROAD, PORTH, CF39 8PW

£189,995

OSBORNE ESTATES

4 | 1 | 1 | C

4 Bedroom House - Terraced located in Porth

TERRACEDFOUR BEDROOMS***SOUGHT AFTER LOCATION***GARAGE TO REAR***

Osborne Estates are pleased to off to the market this property nestled on the sought after Pretoria Road in Tonyrefail, this superb four bedroom terraced home presents a wonderful opportunity for families and first time buyers alike. Generously proportioned across its inviting layout, the property boasts a light filled living area, four well sized bedrooms, and a modern family bathroom, ideal for everyday comfort and practicality.

A particular highlight of the home is its garage to the rear, providing valuable off road parking for added convenience perfect for those seeking both accessibility and peace of mind.

Pretoria Road is superbly positioned within Tonyrefail, a thriving community that blends local charm with excellent amenities. Just a short stroll from the property, you'll find a selection of shops, welcoming cafés, and essential services. Families will appreciate the proximity to well regarded local schools, as well as the nearby lush green spaces and recreational grounds for outdoor activities.

For those with commuting needs, the area is well connected to Pontypridd, Cardiff, and beyond, with convenient road links and accessible public transport options. Walkers and nature enthusiasts will enjoy being within easy reach of the beautiful South Wales countryside, while the nearby Tonyrefail Leisure Centre caters for fitness and leisure pursuits.

This delightful residence offers a comfortable lifestyle in a community focused neighbourhood, perfectly positioned to enjoy all that Tonyrefail and the wider region have to offer. To experience this property firsthand and discover its full potential, arrange a viewing today.

Lounge
21'2" x 13'0"
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 two central light fittings. The room is completed with laminate flooring, a radiator and multiple power points. Internal door allowing access to kitchen/diner.

Lounge.
21'2" x 13'0"
Image 2

Lounge..
21'2" x 13'0"
Image 3

Lounge...
21'2" x 13'0"
Image 4

Kitchen/Diner
17'2" x 13'1"
To the rear, there are PVCU double glazed window and PVCU double glazed door, 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 ceramic tiled flooring. Additional features include a radiator and multiple power points. Internal door allowing access to bathroom.

Kitchen/Diner.
17'2" x 13'1"
Image 2

Kitchen/Diner..
17'2" x 13'1"
Image 3

Bathroom
9'10" x 6'9"
PVCU double glazed window to the rear. Walls are part ceramic tiled and part smooth plastered with an emulsion finish, complemented by a flat ceiling with a central light fitting. The suite features a bath, walk in shower, pedestal wash hand basin and a W/C. Ceramic tiled flooring and heated towel rail.

Bathroom.
9'10" x 6'9"
Image 2

Landing Area
Plain plastered decor finished to a textured ceiling with a central light fitting. Fitted carpet flooring. Access to the attic. Doors lead to the bedrooms.

Bedroom 1
13'6" x 9'10"
Image 1
PVCU double glazed window to the side. Built in wardrobes provide ample storage. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bedroom 1.
13'6" x 9'10"
Image 2

Bedroom 2
13'1" x 8'7"
PVCU double glazed window to the front. Built-in wardrobes provide ample storage. Textured ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bedroom 3
8'4" x 10'4"
PVCU double glazed window to the rear. Textured ceiling with a central light fitting. Laminate flooring, radiator and power points.

Bedroom 4
10'9" x 7'3"
PVCU double glazed window to the front. Textured ceiling with a central light fitting. Fitted carpet, radiator and power points.

Rear Garden
Image 1
Patio area with steps leading to garage with rear access. Open views looking over the local countryside.

Rear Garden.
Image 2

Rear Garden..
Image 3

Garage
Garage to rear.



Rear Garden...
Image 1
Patio area with steps leading down to garage.

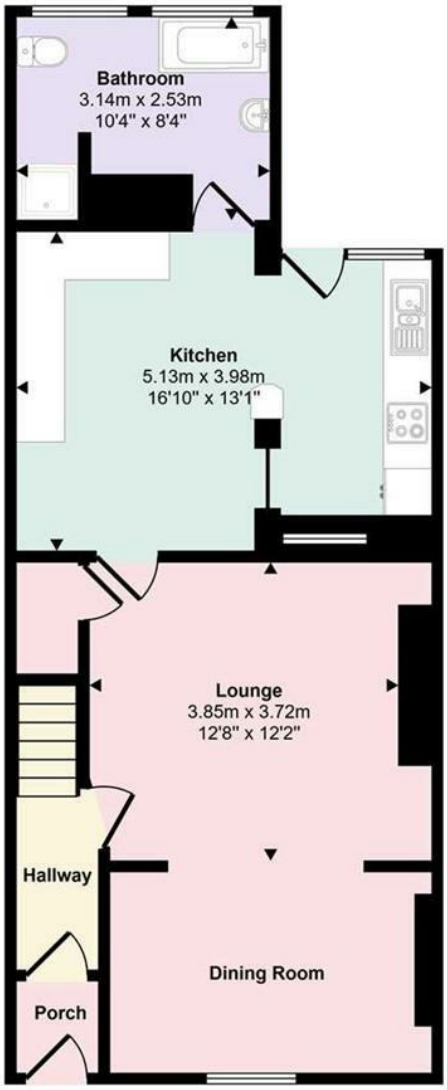


Rear Garden....
Image 2

Rear Garden.....
Image 3



Garage.



Ground Floor

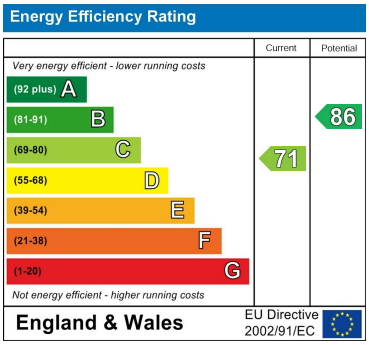
Approx 62 sq m / 665 sq ft

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

B

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.

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