

FREEHOLD



House - End Terrace (EPC Rating: C)

59 PARK ROAD, TREORCHY, CF42 6LB

£110,000



# 2 Bedroom House - End Terrace located in Treorchy

Nestled in the charming area of Park Road, Treorchy, this delightful end-of-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every space is utilised effectively.

Located in the picturesque Parc Street, Cwmparc, this home benefits from a tranquil setting while still being within easy reach of local amenities. The surrounding area boasts beautiful landscapes, making it an excellent choice for those who enjoy outdoor activities and scenic walks.

This end-of-terrace property presents a wonderful opportunity for anyone looking to settle in a friendly community. With its appealing features and prime location, it is a must-see for prospective buyers or renters alike. Don't miss the chance to make this charming house your new home.

## Front Exterior

This end-terrace property features a compact front courtyard enclosed by low stone walls, creating a private outdoor space with a small seating area and decorative plants along the perimeter.

## Living / Dining Room

19x8 x 13x7

The living and dining area presents a cozy and inviting space with neutral carpeting and walls that enhance the natural light flowing through the windows. A large corner sofa provides ample seating, complemented by a dining table for four towards the rear. Traditional touches, such as a decorative fireplace and a dresser displaying crockery, add character to this well-lit room, which benefits from two ceiling light fittings that cast elegant shadows across the ceiling.

## Kitchen

8x1 x 8x9

The kitchen is a practical and functional space fitted with cream cabinetry and finished with tiled splashbacks. It includes a gas cooker and a washing machine, with a door and window at the rear providing access and views to the garden area beyond. Laminate flooring adds an easy-to-maintain surface, and the room is well lit by a fluorescent ceiling light.

## Bathroom

8x3 x 5x7

The bathroom offers a traditional white suite comprising a pedestal sink, a panelled bath with a shower attachment, and a toilet. The walls are tiled in white and pastel blue, while a frosted window allows daylight in whilst preserving

privacy. A radiator and wood-effect flooring complete this practical bathroom space.

## Bedroom 1

14x1 x 11x9

The master bedroom is a generous double room featuring a wooden double bed, bedside cabinets, and additional furniture including a chest of drawers and a desk. Neutral carpeting and pale walls create a calm atmosphere, while a window with curtains allows plenty of natural light to fill the room. A cot is also positioned in this room, indicating a family-friendly space.

## Bedroom 2

14x3 x 7x6

This bedroom is set up as a single room with a metal bed frame and wardrobe for storage. A chair and desk sit by the window, which is dressed with curtains to control the light. The room is carpeted in a neutral tone and decorated simply with shelving on the walls for additional storage or display.

## Rear Garden

The rear garden extends in a long, narrow shape with a grassed area bordered by stone walls and fences. A paved path runs centrally through the garden, leading to the back boundary with views of surrounding rooftops and hills beyond, offering a private outdoor space with potential for gardening or recreation.

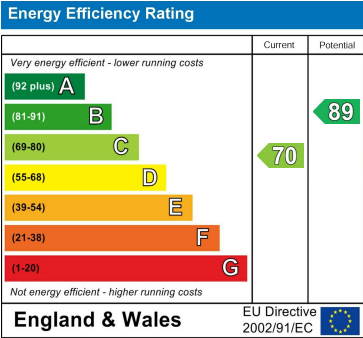




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A

Energy Performance Graph



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