

FREEHOLD



House - Semi-Detached (EPC Rating: C)

3 LARCHWOOD, TONYREFAIL, CF39 8JJ

£232,995



3 Bedroom House - Semi-Detached located in Tonyrefail

Nestled in the charming area of Larchwood, Tonyrefail, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The bathroom is thoughtfully designed to cater to the needs of the household, ensuring functionality without compromising on style.

The location of this property is particularly appealing, offering a blend of suburban tranquillity and easy access to local amenities. Residents can enjoy the benefits of nearby parks, schools, and shops, all within a short distance.

This semi-detached house is a wonderful canvas for those looking to create their dream home in a friendly community. With its practical layout and potential for personalisation, it is a must-see for anyone seeking a new place to call home in Tonyrefail.

Porch

4.9 x 3.3

A welcoming entrance porch with large double glazed doors and windows that allow plenty of natural light, providing a bright and airy welcome to the home. The space is practical with a clear view of the front garden and pathway.

Hallway

The hallway is light and spacious with a neutral decor and wood-effect flooring laid in a herringbone pattern. It features wooden internal doors, a radiator, and a neutral runner rug, creating a warm and inviting path through the home that leads seamlessly to other rooms and the stairs ahead.

Kitchen

10.6 x 8.5

This kitchen is modern and sleek, fitted with light grey and white high-gloss cabinets and marble-effect worktops that extend up as a splashback for a clean, seamless look. It includes integrated appliances such as a gas hob with chimney extractor, an electric oven, and a sink positioned beneath a large window with white blinds. The kitchen also benefits from an integral dishwasher, washing machine and fridge freezer. The herringbone wood-effect flooring continues here, complementing the cabinetry and providing a cohesive design.

Living/Dining Room

15.7 x 15.4

The open-plan living and dining area is bright and inviting with a comfortable grey corner sofa positioned to face a stylish wall-mounted electric fireplace and TV, set against a feature wood slat panel. French doors with full-length curtains open out to the rear patio, flooding the room with natural light. The dining area creates a perfect spot for family meals or entertaining guests. The room is finished with the same wood-effect herringbone flooring found throughout the ground floor, enhancing the sense of space and flow.

Cloakroom

6.3 x 3.1

A modern cloakroom with a white toilet and wash basin set against a feature wall of vertical wooden panelling. The room is finished with the

same herringbone wood-effect laminate flooring as the rest of the ground floor, maintaining a consistent style and a clean, fresh atmosphere.

Landing

The first-floor landing is bright and airy, finished with light walls and neutral carpeting. It features a radiator and soft fitted carpet under foot. Access to the bedrooms and bathroom, with a staircase leading down to the ground floor. Loft access and storage cupboard.

Bedroom 1

12.7 x 8.5

A spacious main bedroom with soft grey carpeting. The room benefits from a window dressed with cream curtains, allowing plenty of natural light. There is ample storage with built-in wardrobes featuring white doors complete the comfortable and restful atmosphere of this peaceful retreat.

Bedroom 2

12.7 x 8.3

A well-proportioned second bedroom. The space is carpeted in a soft neutral tone and benefits from a window with white blinds, offering a quiet and cosy sleeping or study area.

Bedroom 3 / Dressing Room

9.1 x 6.8

The third bedroom serves as a dressing room, equipped with wardrobes. The room is fitted with laminate flooring in a light neutral tone and enjoys plenty of natural light through a window fitted with white blinds, creating a bright and organised space.

Bathroom

7 x 6.3

A beautifully presented shower room with large white tiled walls and a marble-effect floor. It is fitted with a modern floating vanity unit and sink, a wall-mounted toilet, a walk-in curved glass shower enclosure and a heated towel rail.

Rear Garden

The rear garden is a split-level space featuring a large paved patio area at ground level, ideal for outdoor dining or relaxing. Steps lead up to a raised section with artificial lawn, bordered by brick walls and wooden



fencing for privacy. The garden is well-maintained and enclosed, providing a quiet outdoor retreat with space for plants and seating.

Patio

A paved rear patio accessible from the living/dining area with ample space for outdoor furniture. It is enclosed by a wooden fence and brick wall, extending the living area outdoors and providing a pleasant spot for alfresco dining or entertaining. Steps lead down to the lower garden level.

Front Exterior

The front exterior features a neat garden area with a paved walkway leading up to the front door, bordered by white stones and shaped topiary in pots. The front door is recessed within a small porch area with clear glass panels, contributing to the home's curb appeal with its tidy and welcoming appearance.

Driveway

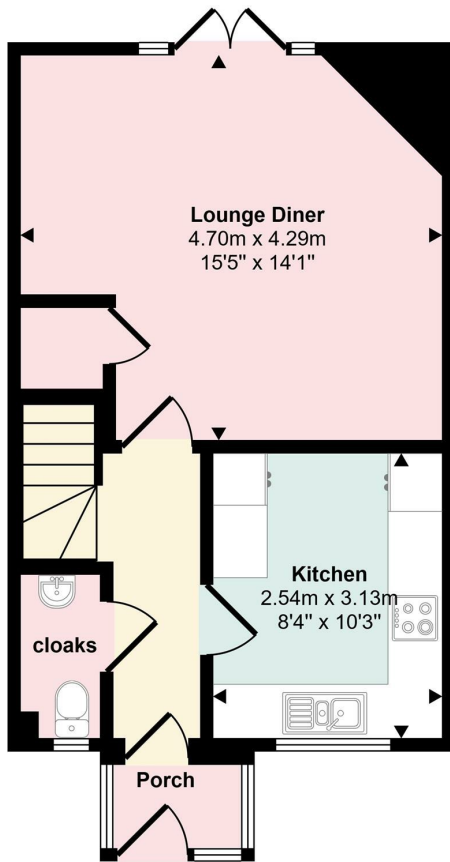
The driveway and front parking area is neatly laid out with a short staircase leading from the pavement up to the front garden and porch. The lawn is well-maintained with a paved path beside it, providing convenient parking space and easy access to the home.

Garage

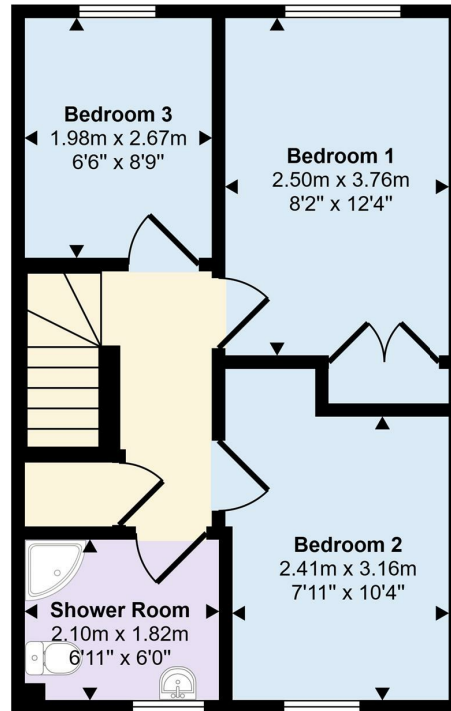
A garage with a white up-and-over door, located at the rear of the property, offering practical parking and storage space. Off road parking to the rear of the property.



Approx Gross Internal Area
73 sq m / 789 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



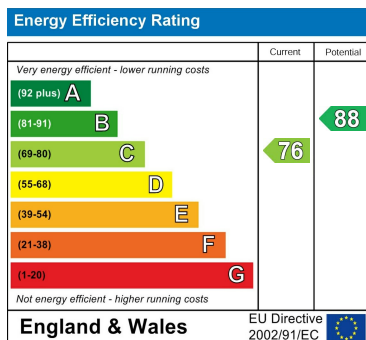
First Floor
Approx 35 sq m / 381 sq ft

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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