

FREEHOLD



EPC Rating: C



House (EPC Rating: B)

14 HIGHFIELDS, TONYREFAIL, PORTH, CF39
8GA

£210,000



2 Bedroom House located in Porth

Nestled in the charming area of Highfields, Tonyrefail, this delightful two-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. The property is situated in a friendly neighbourhood, making it ideal for families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a well-proportioned living space that is both functional and welcoming. The layout is designed to maximise comfort, with ample room for relaxation and entertaining. The two bedrooms offer a serene space for rest, each providing a perfect canvas for personalisation to suit your style.

The house benefits from its proximity to local amenities, ensuring that everyday conveniences are just a short distance away. Residents can enjoy the nearby parks and recreational areas, perfect for leisurely strolls or outdoor activities. The community spirit in Tonyrefail is palpable, with friendly neighbours and a sense of belonging that makes this area truly special.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful opportunity to embrace a new lifestyle in a vibrant community. With its appealing features and prime location, this two-bedroom house in Highfields is certainly worth considering for your next move.

Hallway

A welcoming hallway with light walls and tiled flooring, featuring a carpeted staircase with a wooden handrail leading upstairs. The space is brightened by recessed ceiling lights and decorated with framed artwork and a leafy plant, offering a pleasant first impression on entering the home.

Living/Dining Room

15x3 x 11x8

A bright and airy living and dining area with neutral decor and soft carpeting. Two comfortable sofas face a TV unit by a window with blinds, while a wooden dining table with seating for four sits conveniently nearby. Sliding patio doors open to the garden, allowing natural light to flood the space and create a seamless indoor-outdoor flow. A feature olive-green accent wall adds a touch of character to the room.

Kitchen

8x3 x 9x2

A modern kitchen with a light and bright atmosphere, featuring white high-gloss cabinets and grey work surfaces that provide ample storage and preparation space. The room includes integrated appliances such as an oven, a gas hob with a sleek stainless steel extractor, and a washing machine. A window above the sink lets in natural light, while the kitchen opens through to the living area, creating a sociable open-plan feel. Tiled flooring and under-cabinet lighting complete the contemporary look.

Bedroom 1

8x3 x 11x8

A cosy bedroom decorated in soft neutral tones with a

feature olive-green panelled wall behind a double bed, which is complemented by coordinating bed linens. The room includes a bedside table with a lamp and built-in wardrobes with double doors, providing practical storage space. A window dressed with light curtains allows plenty of natural light, enhancing the room's calm and restful atmosphere.

Bedroom 2

8x4 x 9x9

A second bedroom featuring a single wooden bed and matching furniture, including a bedside table and a chest of drawers. Neutral walls and carpet create a bright and simple space, with a large window dressed with grey curtains offering views and daylight to the room.

Bathroom

6x7 x 5x5

A family bathroom with a white suite featuring a rectangular bath surrounded by stylish marble-effect tiling. A window above lets in natural light while providing ventilation. Shelving units are built into a recess beside the bath, ideal for storing toiletries and bathroom essentials.

Downstairs WC

4x7 x 2x9

A modern downstairs cloakroom with a white toilet and pedestal sink, finished with textured wall panelling and light floor tiles. A large mirror above the sink and a radiator complete the practical and neat space.

Rear Garden

A private rear garden featuring a combination of paved patio and a neatly edged lawn area. The garden is enclosed by dark fencing for privacy and includes a wooden shed



for storage. There is ample space for outdoor seating and dining, creating a peaceful spot for relaxing or entertaining.

Front Exterior

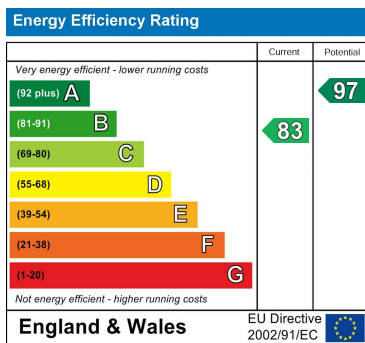
The front exterior of the property presents a neat and welcoming appearance with a cream-coloured facade, a beige front door, and small square windows above and to the side of the entrance. The front garden is low-maintenance with stone chippings and a paved path leading to the door, complemented by a small decorative shrub.



Council Tax Band

C

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.