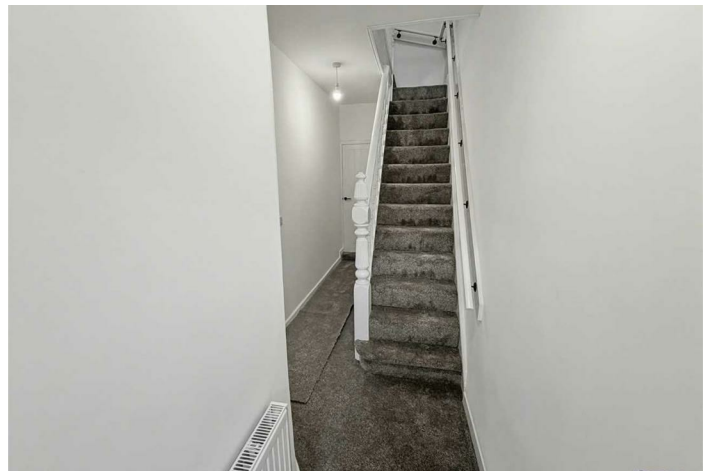
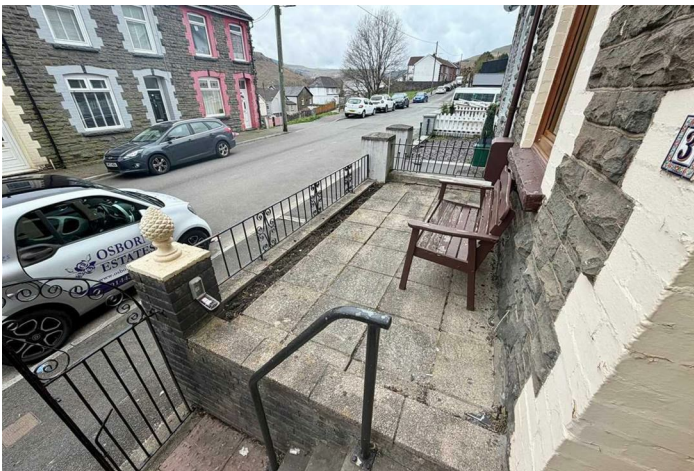


FREEHOLD



House - Terraced (EPC Rating: C)

3 TYNTYLA AVE, TONYPANDY, CF40 2SS

£139,995



# 3 Bedroom House - Terraced located in Tonypany

\*\*\*TERRACED\*\*\*THREE BEDROOMS\*\*\*NO CHAIN\*\*\*SOUGHT AFTER LOCATION\*\*\*TWO RECEPTION ROOM\*\*\*

Osborne Estates are pleased to offer to the market this property nestled in the heart of Tyntyla Avenue, Llwynypia, this inviting three bedroom terraced home offers an exceptional opportunity for families and first time buyers alike. Stepping inside, you're greeted by a welcoming ambience flowing through the property, which is presented in good condition throughout. Upstairs, you'll find a well appointed family bathroom, while the added convenience of a downstairs toilet makes busy mornings a breeze.

The spacious living areas provide plenty of room for both relaxing and entertaining, while generously sized bedrooms offer peaceful retreats at the end of the day. The kitchen and dining area are perfect for family meals, creating a hub for everyday life.

Located in Llwynypia, this home benefits from close proximity to all local amenities. Excellent schools, well regarded nurseries, and medical facilities are all within easy reach, ensuring day to day needs are easily met. The bustling high street offers a variety of shops, cafes, and takeaways, offering everything from essentials to treats.

Don't miss your chance to make this delightful property your new home. Arrange a viewing today and discover all that this wonderful address has to offer.

## Front Garden

Front garden laid to patio, Steps with access leading to front door.

## Hall

Enter via PVCU double glazed front door into a hall, finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. The space is laid to fitted carpet. Internal door provide access to the lounge.

## Lounge

11'6" x 9'1"

Image 1

Featuring a PVCU double glazed window to the rear, this lounge is finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. The room is completed with fitted carpet, a radiator and multiple power points. Opening providing access to the sitting room.

## Lounge.

11'6" x 9'1"

Image 2

## Sitting Room

11'6" x 9'8"

Image 1

Featuring a PVCU double glazed window to the front, this sitting room is finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. The room is completed with fitted carpet, a radiator and multiple power points. Opening providing access to the lounge.

## Sitting Room.

11'6" x 9'8"

Image 2

## Kitchen

10'6" x 9'3"

Image 1

To the rear, there is PVCU double glazed window. 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. The room features plain plaster and emulsion walls, a flat ceiling with spot lighting and vinyl flooring. Additional features include a radiator and multiple power points. Internal door allowing access to W/C.

## Kitchen.

10'6" x 9'3"

Image 2

## Kitchen..

10'6" x 9'3"

Image 3

## W/C

3'5" x 4'1"

PVCU double glazed window to the rear. Smooth plastered with an emulsion finish, complemented by a flat ceiling with a central light fitting. The suite features a pedestal wash hand basin and a W/C. Vinyl flooring and radiator.

## Landing Area

Plain plastered decor finished to a smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet flooring. Doors lead to the bedrooms and bathroom.

## Bedroom 1

11'7" x 9'3"

Image 1

PVCU double glazed window to the front. Smooth ceiling with an emulsion finish, plain plastered walls and central light fitting. Fitted carpet, radiator and power points.

## Bedroom 1.

11'7" x 9'3"

Image 2

## Bedroom 2

9'7" x 9'3"

Image 1



PVCU double glazed window to the rear. Smooth ceiling with an emulsion finish, plain plastered walls and central light fitting. Fitted wardrobes. Fitted carpet, radiator and power points.

#### Bedroom 2.

9'7" x 9'3"

Image 2

#### Bedroom 3

8'5" x 6'9"

PVCU double glazed window to the front. Smooth ceiling with an emulsion finish, plain plastered walls and central light fitting. Fitted carpet, radiator and power points.

#### Bathroom

11'3" x 9'2"

PVCU double glazed window to the rear. Walls are PVC wall panelling, complemented by a flat ceiling with spot lighting. The suite features a walk in shower, vanity unit wash hand basin and a W/C. Vinyl flooring and radiator.

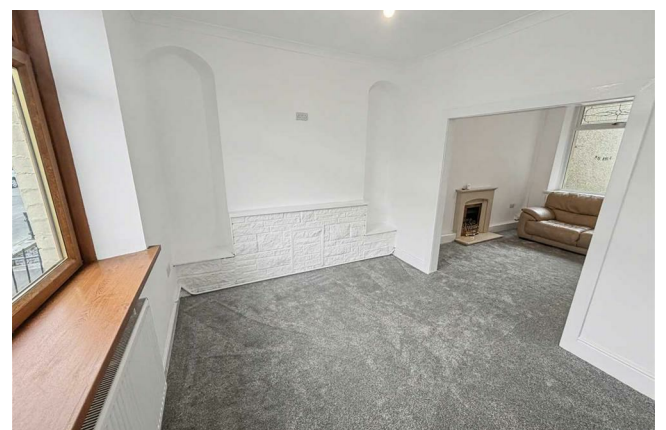
#### Rear Garden

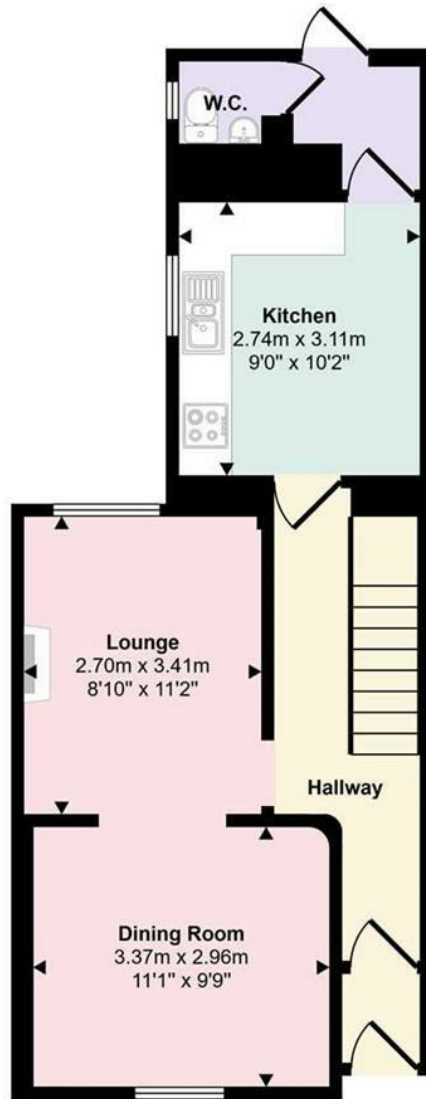
Image 1

Courtyard with steps leading up to tiered rear garden. Rear access.

#### Rear Garden.

Image 2





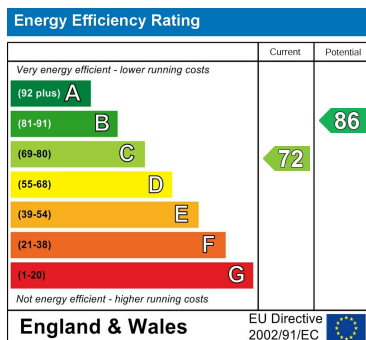
**Ground Floor**  
**Approx 44 sq m / 471 sq ft**

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.