

FREEHOLD



House - Terraced (EPC Rating: C)

38 HIGH STREET, TREORCHY, CF42 6NR

Offers Over

£189,995



# 3 Bedroom House - Terraced located in Treorchy

Osborne Estates are pleased to offer to the market this property nestled in the heart of Treorchy on the vibrant High Street, this beautifully renovated three bedroom terraced home presents an outstanding opportunity for families, first-time buyers or those seeking contemporary living in a thriving community. Finished to an excellent standard throughout, this inviting property combines modern comfort with period charm, offering thoughtfully designed interiors that are ready for immediate occupation.

Step inside to discover three bedrooms, providing ample space for family life or home working. The spacious lounge and dining area flow seamlessly, creating the ideal space for both relaxation and entertaining guests. The stylish kitchen boasts high quality fixtures and fittings, perfect for culinary enthusiasts, while the pristine bathroom is finished to a luxurious specification.

Situated on Treorchy's popular High Street, a variety of independent shops, charming cafés and local amenities are right on your doorstep. Treorchy is renowned for its strong sense of community, excellent schools, and an array of award winning eateries. Enjoy weekends exploring or taking a stroll along scenic walking and cycling routes just moments away.

Outstanding transport links make commuting easy with regular bus services and convenient rail connections to Cardiff and beyond. With everything you need close at hand, this superbly finished terrace truly represents a rare find in one of Rhondda's most desirable areas.

Don't miss your chance to view this exquisite home, contact us today to arrange a viewing and experience all it has to offer.

## Front Evening

Image 1

## Kitchen

Image 1

## Hall

Enter via a PVCU double glazed front door into a bright and welcoming entrance area, finished with plain plastered walls, a flat ceiling with a central light fitting and featured ceramic tiled flooring.

## Lounge

21'5" x 10'7"

Image 1

PVCU double glazed window to the front elevation allow for plenty of natural light.

The lounge is tastefully presented with plain plastered walls, a flat ceiling with two central light fittings, and a stylish feature wall with electric fire creating an attractive focal point. The room is completed with laminate flooring, a radiator, and multiple power points, with an internal door providing access to the kitchen/diner.

## Lounge.

21'5" x 10'7"

Image 2

## Lounge..

21'5" x 10'7"

Image 3

## Kitchen/Diner

14'9" x 13'10"

Image 1

PVCU double glazed patio doors to rear and a wooden skylight, 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. The room features plain plastered decor finished walls, with strip lighting and vinyl flooring. Additional features include a radiator and multiple power points. Internal doors allowing access to bathroom and under stairs storage.

## Kitchen/Diner.

14'9" x 13'10"

Image 2

## Kitchen/Diner..

14'9" x 13'10"

Image 3

## Kitchen/Diner...

14'9" x 13'10"

Image 4

## Bathroom

8'2" x 4'9"

Image 1

PVCU double glazed window to the rear. Part tiled and part plain plastered decor finish, complemented by a flat ceiling with strip lighting. The suite features a bath with over head shower, Vanity unit wash hand basin and a W/C. Ceramic tiled flooring and heated towel rail.

## Bathroom

8'2" x 4'9" +

Image 2

## Bedroom 1

12'2" x 8'2"

Image 1

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

## Bedroom 2

12'2" x 8'2"

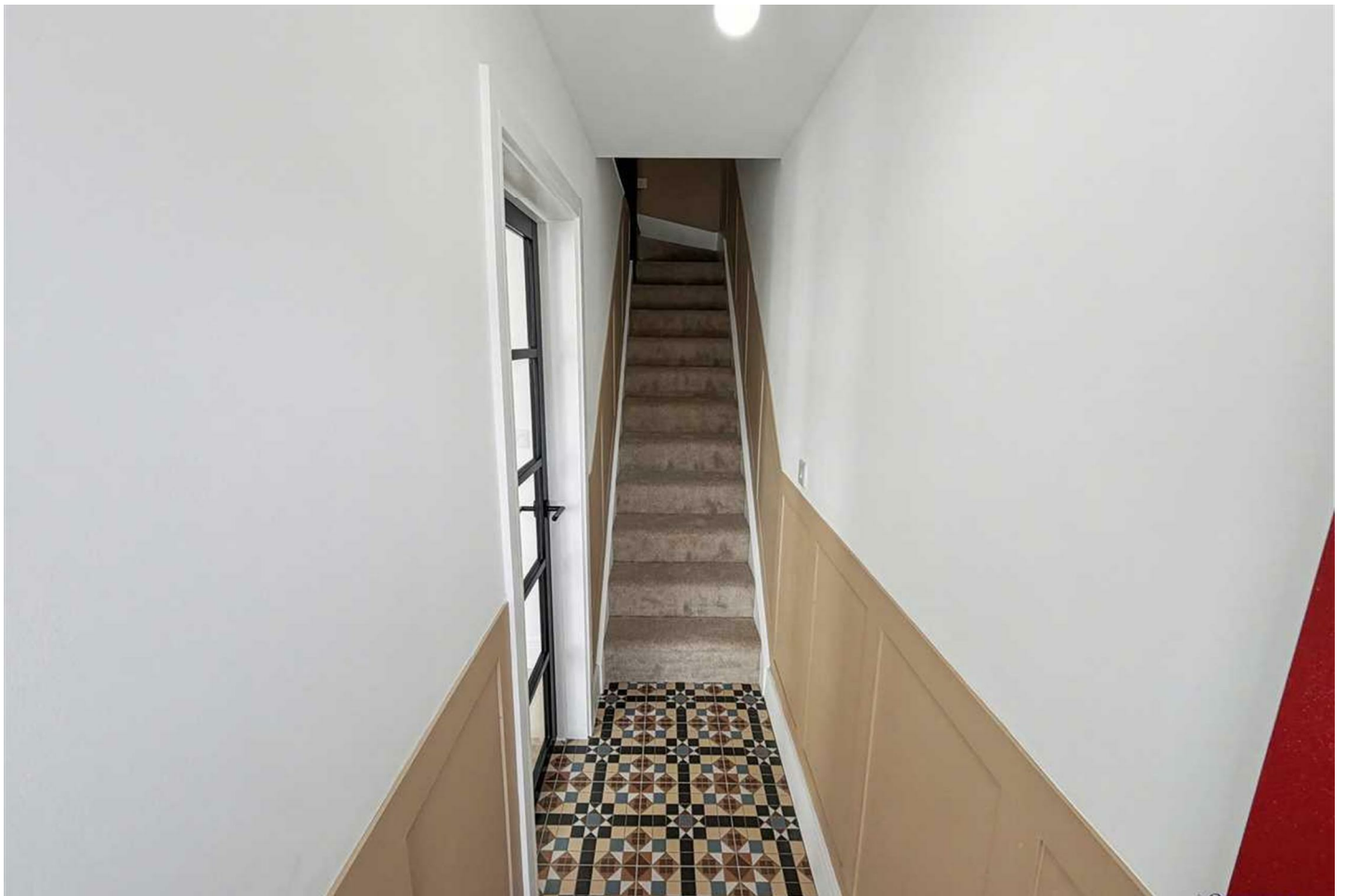
Image 2

## Bedroom 2

9'1" x 8'0"

Image 1

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



**Bedroom 2.**

9'1" x 8'0"

Image 2

**Bedroom 3**

9'2" x 5'6"

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

**W/C**

5'7" x 2'6"

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

**Rear Garden**

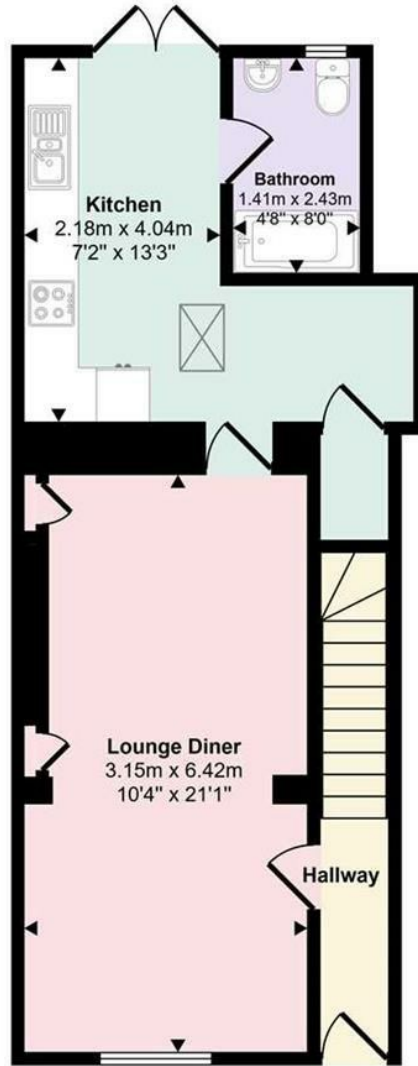
Image 1

Flat rear garden, looking over local countryside. Rear access.

**Rear Garden.**

Image 2





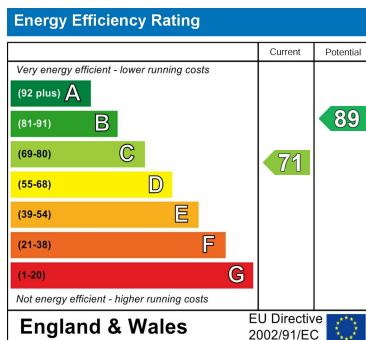
**Ground Floor**  
 Approx 45 sq m / 479 sq ft

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

**A**

Energy Performance Graph



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