

FREEHOLD



House - Detached (EPC Rating: D)

52 BEECHWOOD DRIVE, PORTH, CF39 8JL

£334,995



# 4 Bedroom House - Detached located in Porth

\*\*\*DETACHED\*\*\*FOUR BEDROOMS\*\*\*THREE RECEPTION ROOMS\*\*\*OFF ROAD PARKING\*\*\*

Osborne Estates are pleased to present this spacious 4 bedroom detached property, located in the highly desirable area of Mountain View, Tonyrefail. Boasting 3 reception rooms, 2 bathrooms, and a private driveway, this home offers ample space for family living. Ideally positioned close to local amenities, schools, and with easy access to the M4 corridor, it's perfect for commuters and growing families alike.

Don't miss out on a chance to make this beautiful property your home. Contact us today to arrange your viewing.

## Hall

Image 1

Enter hall via PVCU double glazed front door. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Floor laid to laminate. Open staircase. Power points. Door to Cloaks, Lounge and Kitchen.

## Lounge

17'1" x 10'4"

Image 1

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Floor laid to laminate. A feature fire surround with matching hearth and back plate. Inset electric fire. Radiator. TV point. Power points.

## Lounge

Image 2

## Lounge.

Image 3

## Lounge..

Image 4

## Cloaks

5'9" x 3'2"

Image 1

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Floor laid to laminate. Pedestal wash hand basin and low level w/c. Radiator.

## Kitchen

Image 1

PVCU double glazed window to rear. Part ceramic tiled/part plain plaster and emulsion decor finished to a flat ceiling with inset spotlighting. Vinyl flooring. A fully fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink and mixer taps. Built in oven with grill, hob and over-head extractor fan. Power points. Door to dining room and utility room.

## Kitchen.

Image 2

## Kitchen..

Image 3

## Kitchen...

Image 4

## Utility Room

7'6" x 5'3"

Image 1

PVCU double glazed window and door to rear. Part ceramic tiled/part plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Base units with inset sink and mixer taps. Floor laid to vinyl. Door through to playroom. Power points. Radiator.

## Dining Room

10'1" x 10'2"

Image 1

PVCU French patio doors to rear. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Floor laid to laminate. Radiator. Power points. Door through to kitchen.

## Dining Room

Image 2

## Playroom

11'4" x 7'7"

Image 1 (Partial garage conversion)

PVCU double glazed window to side. Plain plaster and emulsion decor finished to a flat ceiling with inset spot lighting. Fitted carpet. Radiator. TV point. Power points.

## Playroom

Image 2

## Bedroom 1

10'5" x 18'3"

Image 1

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Built in wardrobes. Radiator. TV point. Power points. Door to en-suite.

## Bedroom 1

Image 2

## Bedroom 1.

Image 3

## En Suite

8'9" x 4'9"

Image 1

PVCU double glazed window to front. Part ceramic tiled/part plain plaster and emulsion decor finished to a flat ceiling with inset spot lighting. Floor laid to vinyl. A suite comprising of a walk-in shower, pedestal wash hand basin and low level w/c. Radiator.

## Bedroom 2

12'3" x 7'5"

Image 1

PVCU double glazed window to rear. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

## Bedroom 2

Image 2

## Bedroom 3

9'3" x 8'1"

Image 1

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Radiator. Power points. Storage cupboard

## Bedroom 3

Image 2

## Bedroom 4

8'5" x 7'8"

Image 1

PVCU double glazed window to rear. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

## Bedroom 4

Image 2

## Bathroom

6'6" x 5'5"

Image 1

PVCU double glazed window to rear. Part ceramic tiled/part plain plaster and emulsion decor finished to a flat ceiling with inset spot lighting. A suite comprising of a bath, pedestal wash hand basin and low level w/c. Floor laid to vinyl. Radiator.



**Landing Area**

Image 1

Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Loft access. Storage cupboard. Doors to four bedrooms and family bathroom.

**Rear Garden**

Image 1

A fully enclosed rear garden. Patio area leading to area laid to lawn and decked area. A selection of mature shrubs. Side access.

**Rear Garden.**

Image 2

**Rear Garden..**

Image 3

**Exterior**

Image 1

Drive way with space for 2 cars. Electric car charging port. Partial garage storage.

**Exterior.**

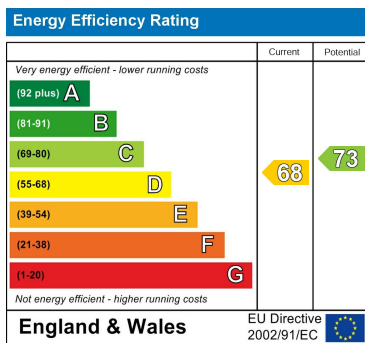
Image 2



Council Tax Band

D

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.

