

FREEHOLD



House - Terraced (EPC Rating: C)

97 TYLACELYN ROAD, TONYPANDY, CF40

IJR

Offers Over

£125,000



2 Bedroom House - Terraced located in Tonypandy

Nestled on the charming Tylacelyn Road in Tonypandy, this delightful terraced house offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant living environment.

Located in Tonypandy, you will find yourself surrounded by a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well connected by public transport, making it simple to explore the wider region.

With its inviting features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this charming house your new home.

Living Room

23x10 x 13x9

This inviting living room is spacious with a traditional fireplace, creating a warm and relaxing atmosphere. The patterned carpet and textured ceiling add character to the space, while the window provides natural light. A staircase leads to the upper floor, enhancing the room's open and welcoming feel.

Kitchen

12x9 x 11x4

The kitchen features a practical layout with a range of grey shaker-style cabinets complemented by wooden worktops. Appliances include a built-in oven, gas hob, and an extractor hood, while a stainless steel sink is positioned under a window that fills the space with natural light. There is also a cosy dining area, ideal for casual meals. The flooring is a wood-effect vinyl, and the walls are subtly textured, offering a clean and functional cooking space.

Bathroom

7x8 x 5x5

This compact bathroom is equipped with a traditional white suite including a pedestal sink, a toilet, and a bathtub with shower fittings. The walls feature white tiling with subtle decorative touches, and a window allows natural light to enter. The room is simple and functional with practical flooring and fixtures.

Shower Room

5x10 x 7x2

A separate shower room includes a corner shower cubicle with a glass door, a toilet, and a small sink. White tiling covers the walls, keeping the space bright and easy to

maintain. The room is practical and well-suited for convenience.

Landing

The landing area upstairs is carpeted with the same patterned carpet as the living room and hallway, creating a cohesive feel. It is bright and airy, with white walls and a ceiling featuring decorative plasterwork. Doors lead to the bedrooms and bathroom, and the staircase descends to the living room below.

Bedroom 1

13x10 x 11x7

This double bedroom benefits from plenty of natural light through two large windows dressed with curtains. It includes a fitted wardrobe for storage, a chest of drawers, and a bedside cabinet. The room is carpeted and painted in a soft neutral tone, offering a peaceful and comfortable retreat.

Bedroom 2

12x1 x 8x3

Another bedroom is slightly smaller, painted in a pale green hue and featuring a double bed alongside a wardrobe and bedside table. A single window provides natural light, and the carpeted floor adds to the cosy feel of the room.

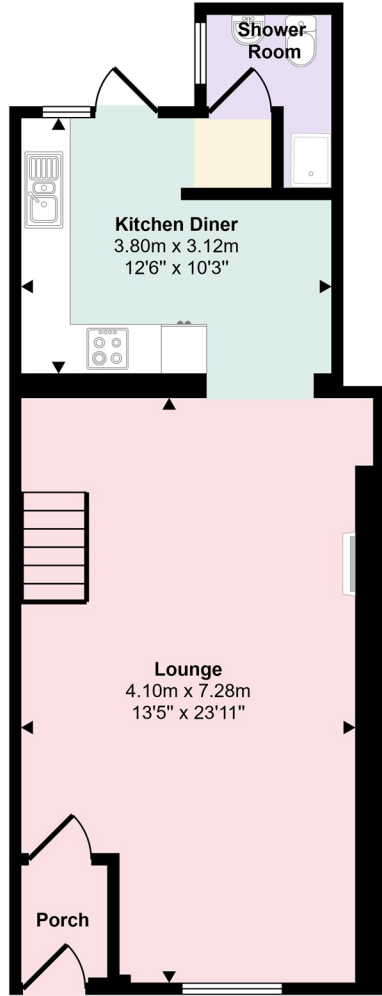
Rear Garden

The rear garden is tiered, with steps leading up from a patio area to a raised lawn bordered by stone walls and fencing. There is space for plants and pots, creating a pleasant outdoor area for relaxing or gardening. The garden is enclosed, offering privacy and a quiet place to enjoy the outdoors.

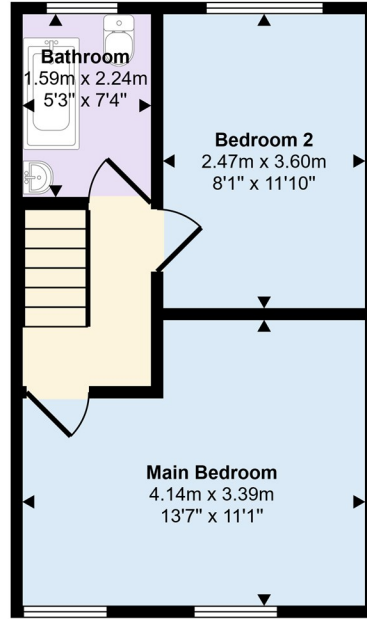


TONYPANDY | 97A DUNRAVEN STREET, TONYPANDY, CF40 1AR

Approx Gross Internal Area
77 sq m / 826 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft



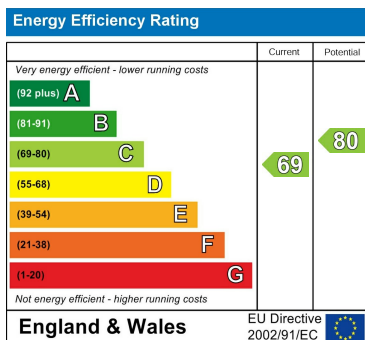
First Floor
Approx 30 sq m / 324 sq ft

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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