





House (EPC Rating:)

1 WENGRAIG ROAD, TONYPANDY, CF40 2QG

£149,995

OSBORNE ESTATES

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2 Bedroom House located in Tonypandy

Nestled on Wengraig Road in the charming town of Tonypandy, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The house is situated in a friendly neighbourhood, offering a sense of community while still being close to local shops, schools, and parks.

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 on Wengraig Road is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Front Exterior

This charming property is approached via a traditional stone wall and gate, offering a glimpse of the two-storey home nestled above. The house features a white rendered exterior with black window frames, creating a classic and inviting look. A small, enclosed patio area at the front provides a private outdoor space, bordered by a low stone wall with decorative gaps that allow in light and views. The front door, framed by a porch-like extension with large paned windows, opens into a bright entrance area with a tiled floor, offering a welcoming introduction to the home.

Living Room

13.3 x 12.9

The living room is a cosy and practical space, featuring a half-height dark blue panelling contrasted by light upper walls. The parquet flooring adds character and warmth underfoot, complemented by the natural light streaming through the window. A simple fireplace takes centre stage, flanked by a wall-mounted television and speakers, making this room ideal for relaxing or entertaining. The staircase rising from the corner adds architectural interest and connects this comfortable room to the upper floor.

Reception Room

12.9 x 7.9

A versatile room with blue painted walls and a soft carpeted floor, this space is currently arranged with a comfortable leather sofa and a large wall display filled with photographs and memorabilia, suggesting a casual and personalised environment. The small window allows daylight to filter in, brightening the room, which could be used as a second living area, study, or hobby room.

Kitchen

12.9 x 10.4

The kitchen is well-proportioned and practical, featuring a tiled floor and a range of white cabinets with dark countertops. The room is well lit by natural light coming through a sizeable window overlooking the side, with a door leading out. Integrated appliances include a washing machine and a hob, with space for additional freestanding appliances such as a fridge freezer. Recessed ceiling lights provide ample illumination for cooking and food preparation.

Bathroom

10.4 x 5.6

The bathroom is fully tiled with a modern curved bathtub complemented by a clear glass basin set on a tiled shelf, and a wall-mounted mirror. Two frosted windows provide natural light while ensuring privacy. The shower curtain allows for flexible bathing arrangements, and the overall design is neat and functional with dark floor tiles providing contrast to the light wall tiles.

Bedroom 1

12.9 x 9.6

The main bedroom is a restful retreat with wooden flooring and deep green painted walls, creating a warm atmosphere. The room features a wooden framed bed dressed in a check-patterned duvet, with a double-glazed window offering views and natural light. A radiator below the window provides heating, and a desk area with office equipment suggests this room doubles as a workspace. The door leads to an adjacent room or hallway.



Bedroom 2

12.9 x 7.10

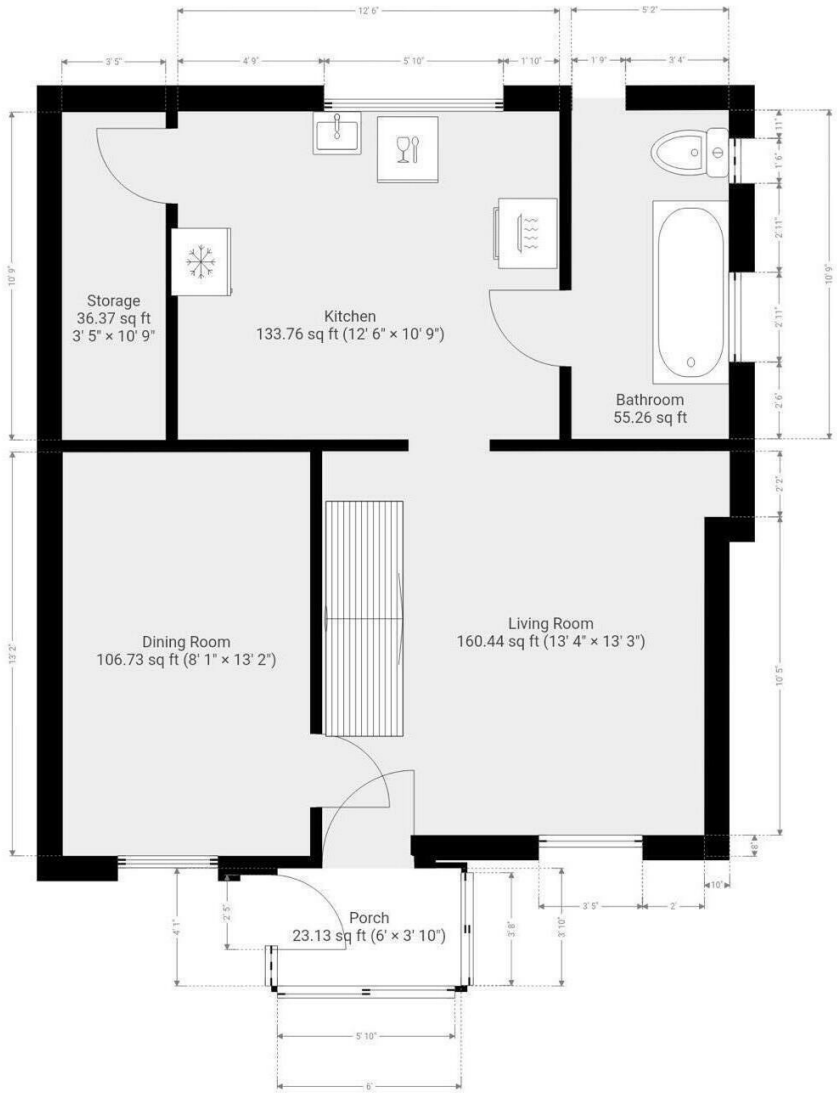
A smaller bedroom or potential study space is painted in a soft blue and benefits from wooden flooring. The room is currently used for storage and has some shelving, but its size and layout would also suit a guest bedroom or home office. A radiator is positioned beneath the window to maintain comfort.



Rear Garden

The rear garden is a terraced, natural space with mature trees and shrubbery, bordered by a stone wall and fencing to one side. Stone steps lead up the slope, offering access to higher levels of the garden, which is currently wild and overgrown, providing a blank canvas for gardening enthusiasts or those wishing to restore it to a more manicured state.



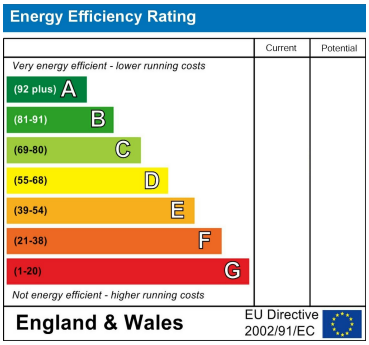


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