

LEASEHOLD



Flat/Apartment (EPC Rating: C)

**76 BRYNGOLAU, TONYREFAIL, CF39 8HP**

**£94,995**



# 2 Bedroom Flat/Apartment located in Tonyrefail

Nestled in the charming area of Bryngolau, Tonyrefail, this beautifully presented first-floor flat offers a delightful living experience. With two spacious double bedrooms, this property is perfect for individuals, couples, or small families seeking comfort and style.

The modern kitchen is a standout feature, designed to meet the needs of contemporary living. It provides an ideal space for culinary enthusiasts to create delicious meals while enjoying the convenience of modern appliances and ample storage. The flat's layout is both practical and inviting, ensuring a warm atmosphere throughout.

Additionally, the property includes a brick storage shed on the grounds, providing extra space for your belongings or outdoor equipment. This thoughtful inclusion adds to the overall appeal of the flat, making it a practical choice for those who value both aesthetics and functionality.

One of the significant advantages of this property is that it comes with no chain, allowing for a smooth and efficient purchasing process. This is particularly beneficial for buyers looking to move in quickly without the

## Porch/ Hallway

21 x 8.6

This sheltered porch entrance offers a welcoming first impression with a secure front door paired with a frosted glass side panel that allows natural light while maintaining privacy. The hallway provides a spacious and bright entrance into the home, featuring carpeted flooring and crisp white walls. The hallway benefits from natural light and includes access to storage cupboards and internal doors leading to all other rooms, creating a practical and welcoming thoroughfare.

## Living Room

16.2 x 12.9

A cosy living room flooded with natural light from a large windows to the front aspect. Neutral plain plaster and emulsion decor finished with laminate flooring. Offering a cozy space for rest and relaxation. A door provides access through to the kitchen

## Kitchen

15.3 x 8.6

The kitchen is sleek and modern, finished with glossy grey cabinets that offer plenty of storage and contrasted by light countertops. It features integrated appliances, including a gas hob with an extractor hood, an oven. With space for a washing machine and dishwasher. The room is bright and airy, thanks to the natural light and tiled flooring. A breakfast bar with stylish white stools provides a sociable dining space, while a wooden shelf above adds a touch of warmth and practical display space.

## Bedroom 1

12.9 x 8.9

A bright and comfortable bedroom featuring a double bed. The room is finished with light flooring and white walls, creating a fresh and airy feel. A window floods the space with natural light.

## Bedroom 2

12.9 x 8.7

A second double bedroom features carpeted flooring and white walls with a mid-height dado rail, adding a classic touch. A window with curtains allows natural light to fill the space, making it comfortable and restful.

## Bathroom

5.4 x 5.6

The bathroom is tiled floor-to-ceiling in warm beige tones with feature mosaic strips for added character. It includes a white bath with chrome taps, a pedestal basin set within a small vanity unit, and a frosted window allowing natural light while maintaining privacy. The clean design and practical layout make this a bright and functional space for daily use.

## WC

5.6 x 2.6

A separate WC tiled in beige with a small frosted window for light and privacy. It features a white toilet and a simple but neat finish, complementing the bathroom's design and providing an additional convenient facility.

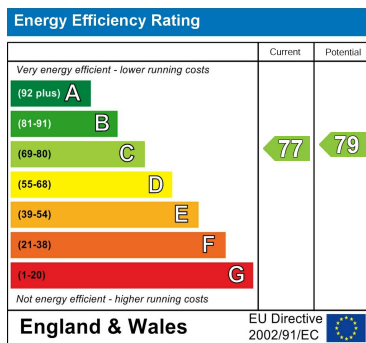


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