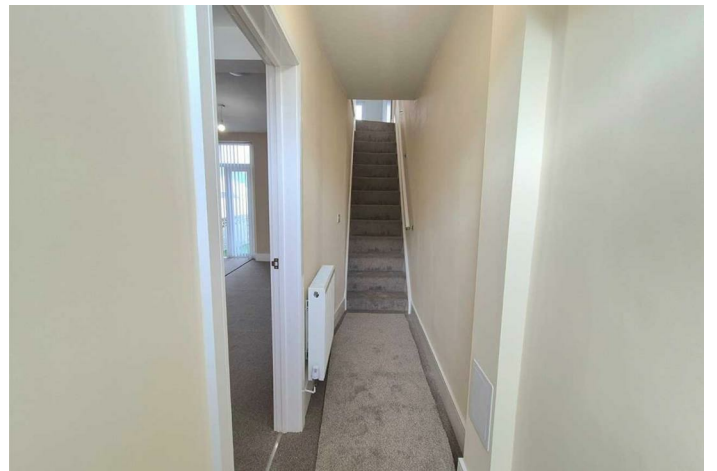


FREEHOLD



House - Terraced (EPC Rating: C)

12 LIBRARY ROAD, TONYPANDY, CF40 1SS

£159,995

# 3 Bedroom House - Terraced located in Tonypany

\*\*\*TERRACED\*\*BEAUTIFULLY PRESENTED\*\*THREE BEDROOMS\*\*\*NO CHAIN\*\*\*

A substantially renovated terraced home, ideally located in the popular area of Penygraig, Rhondda Cynon Taff. This attractive property offers generous and well-maintained accommodation, perfectly suited to first-time buyers, families, or investors alike.

The ground floor boasts a spacious and welcoming lounge, enhanced by a stylish media wall creating a comfortable and modern living space. To the rear, the fitted kitchen features a breakfast bar area and enjoys gorgeous open views across the valley, providing a delightful setting for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, all finished to a high standard, along with a contemporary family bathroom. Externally, the property benefits from a fully enclosed, low-maintenance rear garden, ideal for relaxing or socialising, along with the added advantage of a cellar and outdoor WC, offering valuable additional storage and practicality.

Presented in excellent decorative order throughout, this charming terraced property combines modern living with scenic surroundings and early viewing is highly recommended to fully appreciate all that is on offer.

## Rear Garden

### Hall

Enter through a PVCu double-glazed front door into a welcoming hallway, finished in neutral plaster and emulsion décor. The space is enhanced by a central ceiling light, fitted carpet, radiator, and ample power points. Stylish oak internal doors lead through to the lounge, adding a touch of quality and warmth.

### Lounge

20'6" x 9'8"

French patio doors open to the rear, while PVCu double-glazed windows to the front allow plenty of natural light. The room is finished in neutral plaster and emulsion décor with a flat ceiling and central light fitting. Features include a fitted carpet, an attractive media wall with inset electric fire, radiator, and multiple power points. Oak internal doors provide access through to the kitchen, completing this comfortable and stylish living space.

### Lounge.

20'6" x 9'8"

Image 2

### Lounge..

20'6" x 9'8"

Image 3

### Kitchen

13'8" x 9'0"

A PVCu double-glazed window to the rear enjoys gorgeous open views across the valley. The room is finished in plain plaster and emulsion décor with a flat ceiling and inset spotlights. The fully fitted kitchen comprises a range of matching wall and base units and includes a built-in oven, gas hob with overhead extractor fan, and dishwasher. A breakfast bar provides an ideal casual dining area. Finished with vinyl flooring, the room also benefits from a radiator and ample power points.

### Kitchen.

13'8" x 9'0"

Image 2

### Kitchen..

13'8" x 9'0"

Image 3

### Kitchen...

13'8" x 9'0"

Image 4

## View from Kitchen

### Bathroom

8'4" x 8'0"

A PVCu double-glazed window to the rear provides natural light. The room features plain plaster and emulsion décor complemented by PVC wall cladding, a flat ceiling with spotlights, and vinyl flooring. The bathroom suite comprises a bath with

overhead shower, vanity wash hand basin, and low-level WC. A useful storage cupboard houses the boiler, completing this well-appointed bathroom.

### Bathroom.

8'4" x 8'0"

Image 2

### Bedroom 1

14'3" x 8'1"

A PVCu double-glazed window to the rear allows in natural light. The room is finished in neutral plaster and emulsion décor with a flat ceiling and central light fitting. Additional features include a fitted carpet, radiator, and ample power points.

### Bedroom 1.

14'3" x 8'1"

Image 2

### Bedroom 2

12'3" x 7'8"

A PVCu double-glazed window to the front allows in natural light. The room is finished in neutral plaster and emulsion décor with a flat ceiling and central light fitting. Built in wardrobes with dressing table.. Additional features include a fitted carpet, radiator, and ample power points.

### Bedroom 3

9'3" x 5'8"

A PVCu double-glazed window to the front allows in natural light. The room is finished in neutral plaster and emulsion décor with a flat ceiling and central light fitting. Additional features include a fitted carpet, radiator, and ample power points.

### Landing Area

Neutral plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Loft access. Oak internal doors allowing access to three bedrooms and family bathroom.

### Rear Garden.

A beautifully enclosed, tiered rear garden designed for low-maintenance enjoyment, laid with attractive AstroTurf and perfectly positioned to take in the gorgeous open views across the valley. This inviting outdoor space offers a peaceful setting for relaxing or entertaining, with the added benefits of rear lane access, access to the cellar, and a convenient outdoor WC, combining charm with practicality.

### Rear Garden..

Image 2

### Rear Garden...

Image 3

### Rear Garden....

Image 4

### Rear Garden.....

Image 5

### Cellar



#### Cellar.

The outdoor WC is a practical and well-presented space, providing access to the ground floor cellar. It benefits from a PVCu double-glazed window and door, allowing natural light, along with ceramic tiled flooring and a textured ceiling with a central light fitting. Additional features include power points and a fitted sink, making this a useful and functional addition to the property. A low-maintenance forecourt-style front garden, attractively laid with AstroTurf, providing a neat and welcoming approach to the property.

#### Cellar..

#### Exterior

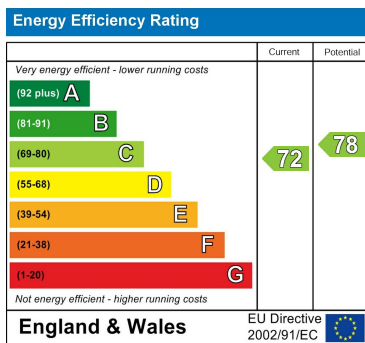
A low-maintenance forecourt-style front garden, attractively laid with AstroTurf, providing a neat and welcoming approach to the property.



Council Tax Band

**B**

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.

