

FREEHOLD



House - Semi-Detached (EPC Rating:)

34 DUFFRYN CLOSE, TONYREFAIL, PORTH,
CF39 8HD

£259,995



3 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of Duffryn Close, Tonyrefail, this delightful semi-detached house presents an exceptional opportunity for those seeking a family home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

One of the standout features of this home is the extensive lush gardens that surround the property. These beautifully maintained outdoor spaces provide a serene retreat, perfect for enjoying the fresh air or hosting summer gatherings. The gardens are a true highlight, offering ample room for children to play or for gardening enthusiasts to cultivate their green thumbs.

Additionally, the property boasts a garage with parking for multiple cars, ensuring convenience for residents and visitors alike. This feature is particularly valuable in today's market, where off-street parking can be a rarity.

Houses like this rarely come to the market, making this an opportunity not to be missed. If you are searching for a home that combines comfort, space, and a beautiful outdoor environment, this semi-detached house in Duffryn Close is certainly worth considering. With its appealing features and prime location, it is poised to attract considerable interest. Do not hesitate to arrange a viewing and discover the potential this property has to offer.

Hallway

13.4 x 5.8

This inviting hallway welcomes you with natural light streaming through patterned glass panels around the front door. Door allowing access through to lounge and storage, creating a pleasant first impression.

Living Room

24.6 x 12

The living room is a charming space featuring a striking stone fireplace with a wood-burning stove at its centre, decorated with brass accessories and a strong wooden mantel. Large windows dressed with red curtains provide ample daylight and a view outside, while the open connection to the dining area enhances the room's spacious feel. The dining area flows naturally from the living room, offering a cosy space for meals. Large window with red curtains fills the room with light, creating a warm and inviting atmosphere. with a view of the rear garden.

Kitchen

8.5 x 8.3

This kitchen is well-equipped and designed for practicality, with cream-coloured cabinets topped by dark work surfaces creating a pleasing contrast. Integrated appliances include an oven and fridge-freezer, and there is a stainless steel sink beneath a window. The kitchen floor is tiled in a dark shade, complementing the fitted cabinetry and providing a clean, modern look. PVCu double glazed door to the rear aspect.

Landing

The landing features cream-painted woodwork and has access to three bedrooms and family bathroom, with a

window allowing natural light to brighten the neutral decor and create a welcoming space between bedrooms.

Bedroom 1

12.3 x 11.3

This bedroom is spacious with red carpeting and neutral walls, featuring a decorative ceiling rose and cornicing. The focal point is an elegant brass bed positioned under a large window fitted with red curtains, which fills the room with light. The room is completed with wardrobes, offering a restful and homely retreat.

Bedroom 2

12.3 x 10.8

A comfortable bedroom with red carpeting and cream walls, featuring a large window with red curtains that brighten the room. The decorative ceiling rose and moulding add a traditional touch, making it a restful space.

Bedroom 3

8.2 x 7.6

A smaller bedroom with a simple design, carpeted in a neutral tone and neutral walls. It has a window to the front aspect that floods the room with natural light, making it ideal as a guest room, nursery, or study space depending on your needs.

Bathroom

6 x 5.3

The shower room is tiled in light neutrals, featuring a curved glass shower enclosure, a modern wash basin set in a vanity unit, and a close-coupled toilet. A frosted window provides privacy while allowing in natural light, completing this practical and well-maintained room.



Front Exterior

The front exterior of the property includes a paved driveway extending alongside a neatly kept lawn bordered by small pebbles and garden statues. The entrance features a white door with decorative glass panels.

Rear Garden

The rear garden is a delightful, well-established space with different levels featuring lush green lawns, mature trees, and a variety of shrubs and flowering plants. Stone walls and steps lead to a peaceful seating area with a white bench nestled among colourful foliage. The garden offers a private and tranquil setting, perfect for relaxation and enjoying nature.

Garage

20 x 16

A spacious double garage with an electric roller shutter and power supply. Ideal for a workshop or storage needs.



Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01443 435599

sales@osborneestates.co.uk

osborneestates.co.uk

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.