

FREEHOLD



House (EPC Rating: D)

70 TREHARNE STREET, PENTRE, CF41 7HY

£79,995



OSBORNE
ESTATES



2



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D

2 Bedroom House located in Pentre

Nestled in the charming area of Pentre, Treharne Street presents a delightful opportunity to acquire a two-bedroom house that perfectly balances comfort and convenience. This property is ideal for property investors.

As you step inside, you will find a well-proportioned living space that invites natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The two bedrooms offer ample space for relaxation and rest, making them perfect for personal retreats or guest accommodation.

The house is situated in a location that boasts easy access to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate the convenience of nearby facilities. The surrounding area is known for its friendly neighbourhood vibe, providing a sense of community that is often sought after.

Whether you are looking to make this house your home or seeking a sound investment opportunity, Treharne Street offers a unique blend of comfort and practicality. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to explore what could be your next home in Pentre.

Hallway

This welcoming hallway features textured wallpaper fitted carpet. A wooden handrail runs along one side above a radiator, and a wooden framed glazed door leads into the living room. Natural light filters in from the front door's upper window panes, creating a bright and inviting entrance.

Living Room

22'2" x 12'2"

The living room offers a traditional setting with floral wallpaper and a blue patterned carpet. It is furnished with a leather sofa and two armchairs arranged around a small glass coffee table. A classic fireplace with a gas fire acts as a cosy focal point, while the large window at the far end fills the room with natural light. The room connects through glazed double doors to the hallway.

Kitchen/Diner

15'1" x 15'7"

The kitchen is a narrow, galley-style space with dark wood cabinets and cream tiled walls accented by small decorative tiles. The ceiling is topped with a large translucent roof panel, allowing generous natural light, and a door at the far end opens to the garden. At the side of the kitchen, the dining area is spacious and bright, featuring a large window and a glass door leading out to the garden.

Landing

This first-floor landing is bright and airy with textured wallpaper and a fitted carpet. A wooden handrail runs along one side, and a louvered wooden door provides access to a storage cupboard. The landing benefits from natural light through a window in the door at the end of the space.

Bedroom 1

14'12" x 13'5"

This double bedroom has a calm, neutral palette with pale wallpaper and a fitted carpet. A double bed is centrally positioned beneath a large window dressed with curtains. Ample storage is provided by large mirrored sliding wardrobes along one wall, as well as a chest of white drawers beside the window.

Bedroom 2

9'5" x 8'3"

A compact single bedroom featuring wallpaper. With a large window dressed with curtains allowing natural light to fill the room.

Bathroom

12'8" x 8'4"

The family bathroom is a generous size and features a combination of painted walls and cream ceramic tiles with a decorative border. It includes a white pedestal sink, a toilet with a wooden seat, a bath with a wooden panel, and a separate corner shower enclosure. A window brings in natural light, and the flooring is a warm wood effect.

Rear Garden

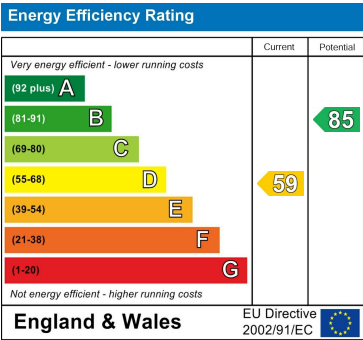
The rear garden is an enclosed outdoor space bordered by stone walls and hedges. It features a small paved patio area, alongside a lawn with mature shrubbery. At the far end, a small outbuilding or shed is visible, accessible via a gate.



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.

