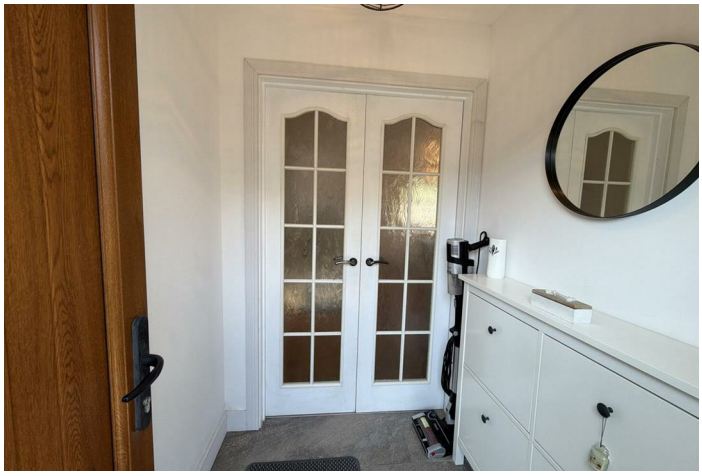
FREEHOLD







House - Terraced (EPC Rating: C)

78 BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AR

£193,995

OSBORNE ESTATES

3 | 1 | 1 | C

3 Bedroom House - Terraced located in Treorchy

Nestled on Baglan Street in the charming area of Treherbert, Treorchy, this delightful terraced house offers a unique opportunity for families. Spanning over four floors, the property boasts a spacious layout that includes three well-proportioned bedrooms and a comfortable reception room with a log burner with feature fire place. Perfect for relaxation and entertaining.

One of the standout features of this home is the double garage, providing ample space for vehicles or additional storage. The property also benefits from off-road parking, ensuring convenience for residents and guests. As you explore the home, you will be captivated by the beautiful views across the valley, which can be enjoyed from various vantage points within the property.

Additionally, there is planning permission in place to split the attic into two rooms creating a fourth bedroom , allowing for further expansion and customization to suit your needs. This presents an excellent opportunity for those looking to create their dream home in a picturesque setting.

With its blend of practicality and potential, this terraced property on Baglan Street is a must-see for anyone seeking a new residence in Treherbert. Don't miss the chance to make this house your home, where comfort and stunning views await.

Porch

5.2 x 4.8

Entrance Porch – Accessed via a PVCu double-glazed front door, this welcoming porch features tiled flooring with plain plastered and emulsion walls. Double doors open through to the spacious lounge/diner, creating an inviting first impression of the home.

Living and Dining Room

22.2 x 16.6

This comfortable living and dining area features wood flooring and bright white walls, creating a welcoming and spacious feel. Two large windows allow natural light to flood the room, accentuating the clean, modern decor. A log burner sits within a brick fireplace with a wooden mantel, providing a cosy focal point for the space. The room comfortably accommodates a dining table and sofa seating, with a stylish feature wall adding character.

Kitchen

16.1 x 11.5

The kitchen is thoughtfully designed with a modern feel, boasting sleek high-gloss white cabinetry and dark grey work surfaces. Integrated appliances include a stainless steel oven with a gas hob and a black extractor hood above. The kitchen layout is practical, with a U-shaped counter providing ample workspace. The room is naturally lit by a window above the sink which overlooks the garden, and the tiled flooring adds to the clean, contemporary look.

WC

4 x 2.3

This neatly presented WC is compact yet practical, fitted with a modern white toilet and a space saver basin that includes storage beneath. Bright white walls and simple tiling give it a fresh and clean atmosphere, with a small window ensuring natural light and ventilation.

Landing

The hallway has neutral-toned carpeting and white walls that complement the light wood accents on the doors and banisters. It provides a bright and airy approach to the property with plenty of natural light and access to the staircase leading to the spacious attic.

Bedroom 1

11.9 x 9.7

This bedroom features wood effect laminate flooring and a calming painted accent wall behind the bed. A large built-in mirrored wardrobe reflects light and maximises space, and a window dressed with blinds looks out to the front of the property.

Bedroom 2

8.2 x 6.4

A neatly - designed bedroom featuring wood-effect flooring and light walls, with a window allowing natural light to brighten the space. The room is furnished with a single bed with under-bed storage and a chest of drawers, making efficient use of the available space.

Bathroom

9.7 x 7.7

The spacious bathroom is finished with large, glossy, marble-effect tiles on the walls and floor, creating a sleek and modern look. It features a large walk-in shower with a rainfall showerhead and glass screen, a contemporary vanity unit with a built-in basin, and a close-coupled toilet. A window provides natural light and ventilation.

Attic Room

22.2 x 12.6

The large attic room is versatile and bright, with four Velux Roof Windows that fill the space with natural light. Light wood-effect flooring complements the soft blue and pale grey walls. Built-in cupboards under the eaves offer valuable storage, while the open floor plan provides plenty of space. The attic room also has planning permission to be split into two bedrooms. Creating the fourth bedroom.



Rear Garden

The rear garden is mainly paved, providing a low-maintenance outdoor space with privacy fenced by tall wooden panels. There is a small area of artificial grass and a covered wood store The garden enjoys views towards the hills, adding to its appeal.

Garage

A detached double garage with a large black door is situated at the rear of the property, with a concrete driveway to the front providing ample off-road parking. The garage offers secure space for vehicles, storage, or workshop use and further benefits from an internal roller shutter door, electric power supply, heating, and an alarm system for added convenience and security.

Front Exterior

The front exterior of the property shows a well-maintained façade with a mix of light render and stonework, PVCU double glazed windows, and a modern door with a frosted glass panel. A low stone wall and metal railings border the small front garden area, providing a neat and welcoming entrance to the home.





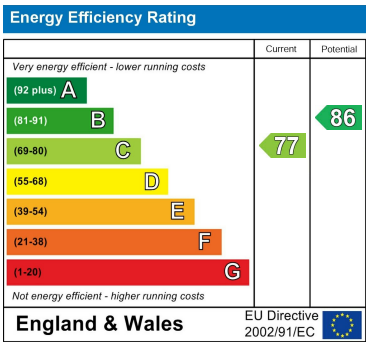


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