FREEHOLD







House (EPC Rating: D)

8 UPLANDS, PENTRE, CF41 7PG

£255,000

OSBORNE ESTATES

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null Bedroom House located in Pentre

Nestled in the charming area of Uplands, Pentre, this delightful house offers a perfect blend of comfort and convenience. The property is situated in a vibrant community, known for its friendly atmosphere and local amenities. Residents will appreciate the proximity to shops, parks, and schools, making it an ideal choice for families and professionals alike.

As you approach the house, you will be greeted by its inviting façade, which hints at the warmth and character found within. The interior boasts spacious living areas, allowing for both relaxation and entertaining. Natural light floods through the windows, creating a bright and airy environment that enhances the overall appeal of the home.

The kitchen is well-appointed, providing ample space for culinary creations and family gatherings. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The garden, a true gem of this property, presents an opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

This house in Uplands, Pentre, is not just a place to live, it is a place to create lasting memories. With its excellent location and charming features, it is a wonderful opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

Hallway
4'2" x 3'11"
The welcoming entrance hall benefits from natural light streaming through the front door's decorative glazed panels, creating a warm and inviting space. The hall also benefits from a handy storage cupboard perfect for coats and shoes and a practical wooden console table. The flooring is a light wood finish that continues through much of the ground floor.

Living Room
17'7" x 23'1"
This spacious living room is bathed in natural light from a large bay window, which offers views of the front garden and surrounding scenery. The room features ample space for plush grey sofas. A contemporary electric fireplace with a mounted TV above, creating a cosy yet modern atmosphere. Light wood flooring and neutral walls add to the bright and airy feel, while recessed ceiling lights provide ample illumination. The open-plan arrangement flows seamlessly into the dining area, enhancing the sense of space and connectivity.

Dining Area
Situated under the stairs in the open-plan living and dining area, the dining space comfortably accommodates a wooden table with seating for four. The area enjoys plenty of natural light from adjoining windows and maintains the light wood flooring seen throughout the ground floor. The neutral colour palette gives a fresh, contemporary feel to the space.

Kitchen
8'1" x 11'10"
The kitchen presents a sleek, modern design with dark cabinetry paired with marble-effect worktops. A large window above the sink floods the room with natural light and looks out onto the garden. The kitchen is well-equipped with a gas hob and extractor fan, with ample storage and preparation areas. Light wood-effect flooring complements the overall contemporary style, creating a practical and stylish workspace.

Office
9'1" x 4'11"
A versatile space with neutral walls. A window to the rear aspect allows natural light to flood in. Can me used as a playroom, office or for extra storage.

Cloakroom
5'4" x 2'9"
The ground floor cloakroom is fitted with a white WC and small basin, complemented by neutral tiling that extends halfway up the walls. A small window allows natural light to enter, enhancing the clean and simple design of this convenient space.

Landing
The landing at the top of the stairs is bright and spacious with a soft neutral carpet underfoot. It provides access to the bedrooms and bathroom, with simple decor and natural light creating a calm, airy atmosphere.

Bedroom 1
9'2" x 15'8"
The master bedroom is a tranquil retreat featuring a large built-in wardrobe with overhead storage and integrated bedside cabinets framing the upholstered headboard. A large window overlooks the front garden, filling the room with natural light. The soft carpet and neutral tones create a restful and inviting space.

Bedroom 2
10' x 9'7"
A bright and cheerful bedroom decorated with pink walls and carpet, this room is ideal for a child. It features a single bed and storage units, with a window providing ample natural light and views of greenery outside.

Bedroom 3
12'7" x 8'1"
This third bedroom also benefits from built-in wardrobes providing excellent storage. The room is softly carpeted and enjoys plenty of natural light from a window with views to the rear. Neutral decor complements the peaceful setting, perfect for a restful night's sleep.

Bathroom
5'4" x 6'11"
The family bathroom is fitted with a modern white bath with a glass shower screen and a rainfall shower above. It features a large heated towel rail, a wide sink with vanity storage beneath, and a close-coupled WC. The room is fully tiled in neutral tones, creating a contemporary feel with a frosted window for privacy.

Rear Garden
The rear garden is a wonderful outdoor space, split into multi - levels, largely laid to artificial lawn with a fenced perimeter that provides privacy and safety. The garden enjoys views over the surrounding hills and countryside, offering a peaceful and private setting.

Internal Garage
8'10" x 18'5"
This handy room offers generous space for household appliances and storage, with plenty of shelving and room for a washing machine and fridge-freezer. Natural light enters through a door at the rear, which also provides access to the garden. French doors allowing access to exterior.



The flooring is practical and easy to maintain, making this a useful area for everyday chores.

Front Garden

The front garden is well-maintained with an elevated lawn bordered by brick retaining walls and steps leading down to the pavement. It offers an open view across the road towards trees and hills, enhancing the property's curb appeal and providing a pleasant outlook.

Front Exterior

The front exterior of this semi-detached home presents a traditional façade with a charming bay window and a pale green front door accented by decorative glass panels. A low retaining wall surrounds a well-kept artificial lawn, with steps leading down to the pavement and street beyond, offering a pleasant and inviting street presence.

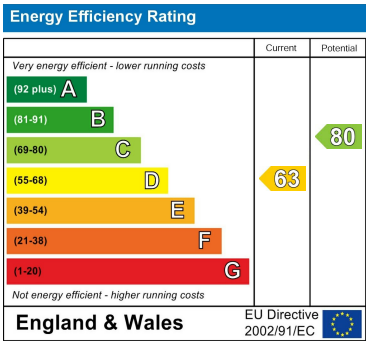




Council Tax Band

B

Energy Performance Graph



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