

FREEHOLD



House - Detached (EPC Rating: B)

64 COMIN Y COED, TONYREFAIL, PORTH,  
CF39 8JD

£310,000



# 3 Bedroom House - Detached located in Porth

Nestled in the charming area of Comin Y Coed in Tonyrefail, this delightful detached house presents an excellent opportunity for families or individuals seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise both space and functionality, ensuring that every corner of the house is utilised effectively.

The property features a bathroom that caters to the needs of the household, offering convenience and comfort. The surrounding area is known for its friendly community and accessibility to local amenities, making it an ideal location for those who appreciate a blend of tranquillity and convenience.

With its detached nature, this house offers a sense of privacy and independence, allowing you to enjoy your own space while still being part of a vibrant neighbourhood. Whether you are looking to settle down or

## Front Exterior

This charming two-storey home features a welcoming entrance with a neatly paved path leading to a covered porch and a dark front door. The exterior combines warm red brickwork with a cream-coloured finish and tasteful brick detailing around the windows, complemented by a pitched, grey tiled roof. A driveway alongside the house offers ample parking and leads to a detached garage.

## Hallway

The bright hallway welcomes you with elegant wood-effect flooring and crisp neutral walls enhanced by classic white panelling. A round mirror and console table add a touch of style, while the staircase is carpeted in a soft, light grey, leading up to the first floor. Doors off the hallway provide access to other rooms, and natural light flows in from the window at the far end.

## Living Room

15x9 x 9x1

A cosy living room offers a comfortable setting with a large window dressed in classic white shutters that flood the space with natural light. The neutral carpet and textured grey wallpaper create a calm atmosphere, complemented by a mix of soft furnishings in greys and blues. A wall-mounted television provides an entertainment focal point, with subtle decorative touches enhancing the room's inviting feel.

## Cloakroom

4x8 x 2x7

The ground floor cloakroom is neatly designed with modern fittings including a white pedestal sink and close-coupled toilet. Partial white wall panelling blends with lightly patterned wallpaper above, and a window with black venetian blinds allows light while maintaining privacy. Thoughtful small framed artwork adds character to this practical space.

## Kitchen / Dining Room

13x2 x 16x3

The kitchen is a stylish and functional space featuring navy blue

cabinetry with brass handles set against crisp white walls. A decorative tiled splashback behind the hob adds character, while integrated appliances include an oven and microwave. A window above the sink provides natural light, and the room opens into a dining area with a round wooden table and upholstered chairs. Elegant curtains frame the windows and French doors that lead out to the garden, creating a bright and airy feel.

## Bedroom 1

12x4 x 8x9

The principal bedroom is a restful retreat with a soft, tufted headboard bed set against a feature wall of pale green and white floral wallpaper over a painted green dado rail. The room feels fresh and soothing with carpeted flooring and well-chosen bedside tables and lamps, complemented by full-length curtains framing the window with white shutters.

## En Suite

5x7 x 6x1

The en suite shower room is finished in calm, muted tones with a walk-in glass shower enclosure, pedestal basin and toilet. A window with white shutters ensures privacy and light, while simple décor creates a clean, fresh space.

## Bedroom 2

8x10 x 12x8

This bedroom offers a cosy atmosphere with a tufted headboard bed dressed in neutral and black bedding. The walls feature soft grey panelling below a floral wallpaper, and the window is dressed with thick grey curtains and white shutters. A bedside table and lamp add to the room's homely feel.

## Bedroom 3

9x6 x 7x6

## Bathroom

7x1 x 5x5

The family bathroom is sleek and modern, featuring a white bathtub with an overhead shower, a pedestal sink and close-coupled toilet. Large grey tiles cover the walls around the bath



for easy maintenance, and the window is fitted with white shutters to enhance privacy while allowing natural light.

#### Rear Garden

The rear garden is a delightful outdoor space featuring a neatly maintained lawn bordered by low stone edging with gravel and well-tended shrubbery. A paved patio area provides room for outdoor seating, including a cosy covered pergola with comfortable furniture, perfect for relaxing or entertaining on sunny days. The garden is enclosed, offering privacy and a peaceful retreat.

#### Garage

Garage with driveway and side access.

#### Kitchen / Dining Area

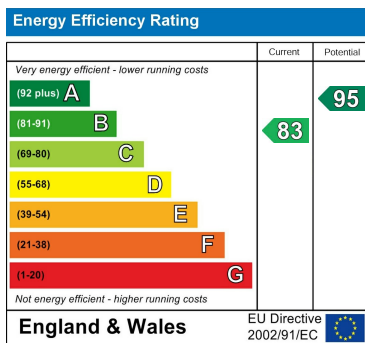
A well-appointed kitchen and dining area featuring navy blue cabinets with brass handles and warm wooden worktops. The kitchen includes integrated appliances such as an oven and microwave, alongside a sink beneath a window with shutters that overlooks the rear garden. The dining area is comfortably furnished with a round wooden table and cushioned chairs, adjacent to French doors that lead directly outside, allowing plenty of natural light to fill the space.



Council Tax Band

C

Energy Performance Graph



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