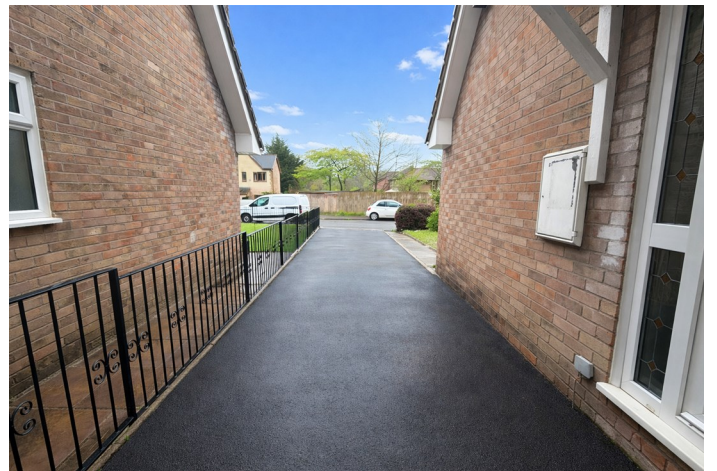


FREEHOLD



House - Detached (EPC Rating: D)

41 TYLCHA FACH ESTATE, TONYREFAIL,  
CF39 8BT

£239,999



# 2 Bedroom House - Detached located in Tonyrefail

Nestled within the charming Tylcha Fach Estate in Tonyrefail, this delightful detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as an ideal space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise both comfort and functionality. The bathroom is conveniently located, ensuring ease of access for all residents.

The surrounding area of Tonyrefail offers a friendly community atmosphere, with local amenities and green spaces nearby, making it a wonderful place to live. This property is perfect for those who appreciate a peaceful environment while still being within reach of essential services and transport links.

With its appealing features and prime location, this detached house is a fantastic choice for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this charming property your new home.

## Front Exterior

A charming detached house set back from the road with a neat front garden bordered by a low hedge. The driveway alongside leads to a single garage with a white roller door, providing off-street parking and additional storage. The house exterior is finished in traditional brickwork with a bay window to the front, giving it a welcoming appearance.

## Hallway

8.8 x 5.6

The entrance hallway is cosy and functional, featuring patterned wallpaper and a carpeted floor that continues up the stairs. A window at the stair landing brings in natural light, while a wooden handrail adds a classic touch to the staircase. Doors lead off the hallway to the living room and kitchen/dining area, making it a practical space for everyday living.

## Living Room

15.8 x 10.5

This spacious living room offers a comfortable space to relax, with soft carpeting underfoot and floral wallpaper giving the room a warm, traditional feel. The large bay window fills the room with natural light and overlooks the front garden, creating a welcoming environment for family and guests.

## Kitchen/Dining Room

15.3 x 14.2

The kitchen and dining area form a practical and inviting space. The kitchen is fitted with cream-coloured cabinets and wood effect worktops, with a tiled walls and vinyl flooring suitable for easy maintenance. There is ample room for a dining table by the window, which overlooks the

rear garden. Shelving on the walls adds useful storage and display space, while the door leads out to the garden, making it an ideal spot for family meals and entertaining.

## Landing

The landing area at the top of the stairs is brightened by a large window and is finished with patterned wallpaper and carpeted flooring, consistent with the hallway. This space connects the bedrooms and bathroom on the first floor, providing a light and airy transition area. Access to the loft.

## Bedroom 1

15.4 x 10.7

The main bedroom is a generous double room with two windows that provide plenty of natural light and views over the garden. Neutral decor and a carpeted floor create a calm and restful atmosphere, perfect for a peaceful night's sleep.

## Bedroom 2

11.2 x 8.3

A further double bedroom featuring neutral walls and carpet, this room includes a built-in wardrobe with wooden louvre doors, offering excellent storage options while maximising space. The window overlooks the garden, adding light and a pleasant view to the room.

## Bathroom

8.1 x 6.8

The family bathroom is fitted with a white suite including a pedestal sink, low-level WC, and a separate corner shower cubicle with glass doors. Tiled walls and floor in a neutral palette ensure a clean, fresh look with a window providing natural light and ventilation.



### Rear Garden

The private rear garden is a delightful, generous outdoor space, primarily laid to lawn with mature shrubs and colourful flower beds adding interest and privacy. A tiered planting area and paved patio create distinct zones for relaxation or outdoor dining, while the garden is fully enclosed by fencing, offering a safe area for children and pets. Gated access to front lawn.

### Garage

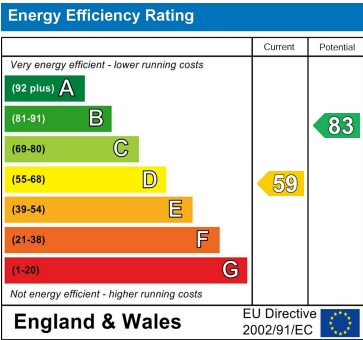
The property benefits from a Garage with roller shutter and power supply. Off road parking for multiple cars.



Council Tax Band

C

Energy Performance Graph



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01443 435599

[sales@osborneestates.co.uk](mailto:sales@osborneestates.co.uk)

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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.

