House (EPC Rating: D)

296 PARK ROAD, TREORCHY, CF42 6LG

£89,995

OSBORNE ESTATES

2 2 1 D

2 Bedroom House located in Treorchy

Nestled on the charming Park Road in Treorchy, this delightful house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing all the comforts of contemporary life.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day.

Situated in a desirable location, this house is close to local amenities, parks, and transport links, making it an excellent choice for those seeking a vibrant community. Whether you are a first-time buyer or looking to downsize, this charming home on Park Road is sure to impress with its blend of historical charm and modern functionality.

Do not miss the opportunity to make this lovely house your new home.

Living Room

11.0 x 12.6

This inviting living room offers a bright and cosy space with a window looking out to the front garden. The room features warm-toned dark wood flooring that complements the white walls, creating a fresh and neutral palette. A radiator is positioned beneath the window, and the entrance door opens directly into this room, making it a welcoming first impression.

Kitchen

14.0 x 7.9

The kitchen provides a well-arranged workspace with a practical layout. It includes dark base units paired with light countertops, and a stainless steel sink positioned below a window that brings in natural light and views of the garden. There is space for appliances such as a washing machine, and shelving above the worktops offers additional storage. The flooring is a wood-effect laminate in a lighter tone, contrasting gently with the darker units.

Toilet

4.1 x 3.7

A compact downstairs toilet with a white pedestal basin and a close-coupled WC. The room features a frosted window for privacy, a radiator below the window, and simple white tiling around the lower half of the walls.

Hall

The hallway provides access to the stairs leading to the first floor, with light neutral walls and carpet underfoot, creating a soft contrast to the wood-effect flooring downstairs. It connects the bedrooms and bathroom on the upper level.

Bedroom 1

14.1 x 10.1

The larger first bedroom is spacious and bright, featuring dark wood-effect flooring and a large window that fills the room with natural light. A radiator is placed beneath the window, and the room offers ample space for bedroom furniture while retaining a fresh and neutral decor.

Bedroom 2

10.5 x 7.9

The second bedroom is a smaller, well-lit room with light wood-effect flooring and a large window providing a pleasant view and plenty of daylight. The walls are painted white, maintaining a clean and airy feel. This room is ideal for a single bed or a study area.

Bathroom

7.2 x 5.9

A well-proportioned bathroom featuring a white suite with a bath, toilet, and pedestal basin. The bath has a side panel painted in a dark grey tone, and a small frosted window provides natural light and privacy. The walls are mostly white, and the flooring is a light, easy-care vinyl, creating a fresh and practical space.

Front Garden

The front garden is a small, enclosed space bordered by low stone walls with a gate opening directly onto the pavement. It has a concrete path and a gravelled area with some grass and weeds, offering scope for landscaping and personalisation to create a welcoming outdoor area.

Rear Garden

The rear garden is neatly divided into a paved patio area

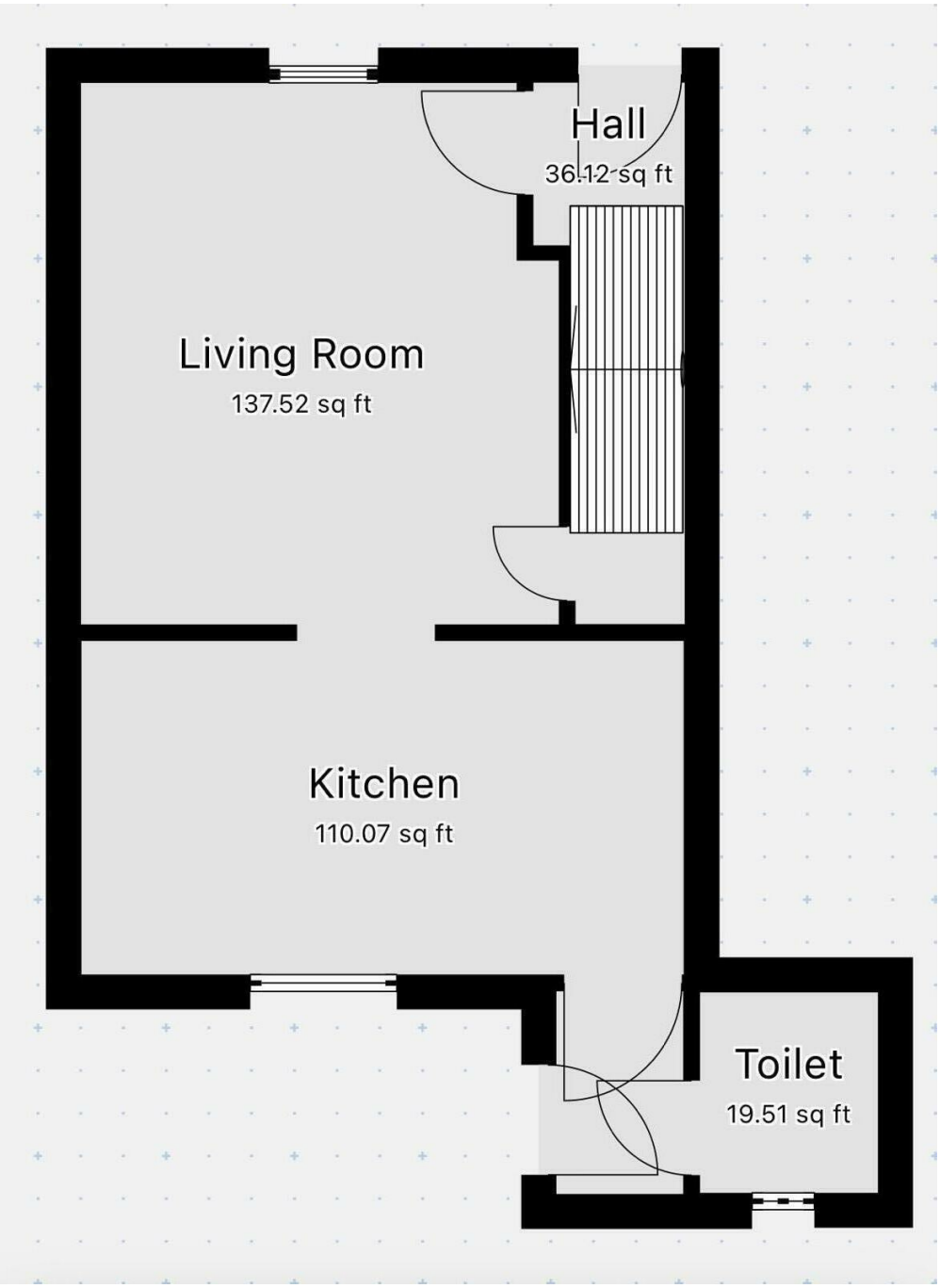
and a lawned section bordered by a raised flower bed with stone walls. The garden is fully enclosed with a mix of fencing and stone walls, creating a private and manageable outdoor space ideal for relaxing or entertaining.

Raised Terrace

Located behind the rear garden, this raised paved terrace provides an additional outdoor space with lovely views over the surrounding hills. It is enclosed with low walls and a metal gate, offering a private and sunny spot to enjoy the open air and countryside scenery.

Parking Area

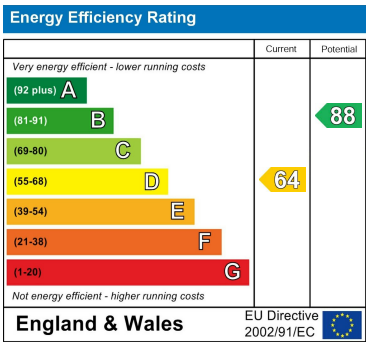
This private parking area is readily accessible from the road, offering convenient off-street parking. It is enclosed by low walls and black metal railings, providing a secure and practical space for vehicles.



Council Tax Band

A

Energy Performance Graph



Call us on

01443 435599

sales@osborneestates.co.uk

osborneestates.co.uk

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