



House - Semi-Detached (EPC Rating: C)

**21 GRAIG-YR-EOS, PENYGRAIG,  
TONYPANDY, CF40 1PG**

**£189,995**



# 3 Bedroom House - Semi-Detached located in Tonypanyd

Nestled in the tranquil area of Graig-Yr-Eos, Tonypanyd, this charming three-bedroom house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-appointed utility room adds to the practicality of the home, making daily chores a breeze.

Upstairs, you will find a thoughtfully designed bathroom, ensuring that family life runs smoothly. The serene surroundings of the neighbourhood create a peaceful atmosphere, ideal for those seeking a retreat from the hustle and bustle of everyday life.

This delightful home is perfect for families or individuals looking for a welcoming space to call their own. With its generous living areas and convenient amenities, it presents an excellent opportunity for anyone wishing to settle in this picturesque part of Wales. Don't miss the chance to make this lovely house your new home.

## Kitchen

8'6" x 13'0"

Positioned to the rear of the property, this kitchen presents a modern and functional space with sleek grey cabinetry topped by white work surfaces. It features a built-in oven with an electric hob, a stainless steel sink beneath a window that brings in natural light, and wood-effect flooring that extends throughout the ground floor. Adjacent to the kitchen is a compact utility area, equipped with additional cabinetry and a window, ideal for practical household tasks.

## Dining Room

9'11" x 10'2"

This bright dining room sits centrally on the ground floor, featuring wood-effect flooring and a window that adds light to the space. It offers a comfortable area for meals and socialising, conveniently positioned between the lounge and kitchen.

## Lounge

15'6" x 9'2"

The lounge is spacious and welcoming, laid with wood-effect flooring and painted in neutral tones to create a calm atmosphere. A large window faces the front exterior, allowing plenty of daylight to fill the space, making it an inviting place for relaxation or entertaining guests. The porch provides a sheltered entrance to the room and the home overall.

## Utility Room

9'6" x 3'4"

The utility room is a practical space featuring blue cabinetry topped with a white work surface, offering

storage and workspace. It benefits from a small window that provides natural light, and the flooring matches the kitchen, maintaining a cohesive look.

## Main Bedroom

8'11" x 13'4"

The main bedroom is comfortably sized, with soft grey carpeting and a large window that overlooks the garden or rear aspect. Neutral walls and a radiator beneath the window add to the warmth and inviting feel of this restful space.

## Bedroom 2

8'0" x 10'6"

Bedroom 2 is a well-proportioned room featuring grey carpeting and a window that provides natural light and views of the property's exterior. The neutral decoration and white walls create a fresh and airy atmosphere.

## Bedroom 3

6'6" x 9'10"

Bedroom 3 is a cosy, smaller room with grey carpeting and a window offering views of the garden or side aspect. It is bright and fresh, ideal for a study or child's bedroom.

## Bathroom

9'0" x 6'2"

The bathroom is stylishly finished with striking dark marble-effect tiles around the bath and a lighter tiled floor and walls elsewhere. It comprises a bath with overhead shower, a modern wash basin in a vanity unit, and a toilet. A frosted window allows natural light while maintaining privacy.



### Landing

The first-floor landing is carpeted in a warm grey and features white balustrades on the staircase. It provides access to the bedrooms and bathroom, with a neutral and simple décor continuing throughout the home.

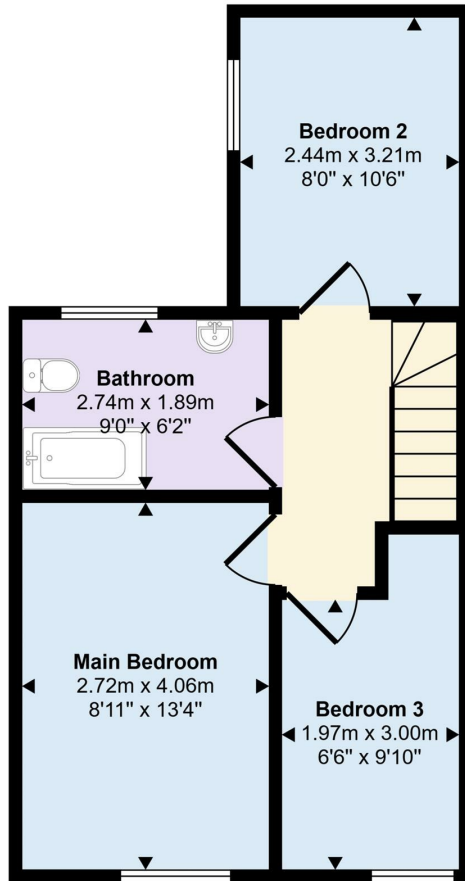
### Rear Garden

The garden has been thoughtfully landscaped with a mix of paved and gravelled areas, bordered by seating and retaining walls. Steps lead up through a terraced area with greenery and mature planting, creating a private outdoor space with views over the surrounding landscape.

### Front Exterior

The front exterior of the property is rendered in a soft grey, with white trimmed windows and a white door featuring decorative glazing. A paved area leads up to the entrance, which is set on a slight incline with retaining walls and fencing providing privacy and security.





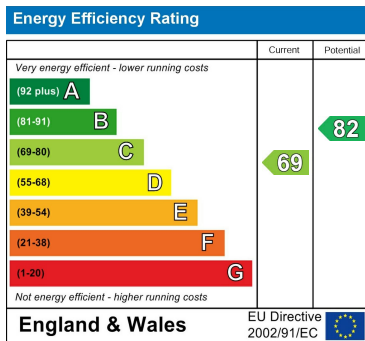
**First Floor**  
**Approx 38 sq m / 410 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band

**B**

Energy Performance Graph



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**01443 435599**

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

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