



House (EPC Rating: D)

22 UNION STREET, GELLI, PENTRE, CF41
7TY

£159,995



OSBORNE
ESTATES



3



1



1



D

3 Bedroom House located in Pentre

Nestled in the charming area of Gelli, Pentre, this delightful house on Union Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and attic space, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is practical, making it easy to navigate and enjoy the various living spaces.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant part of Pentre. With its appealing features and prime location, it is certainly worth considering for your next home.

Hallway

This entrance hallway welcomes you with its neutral tones, wooden dado rail, and wood-effect flooring. A long runner rug adds warmth underfoot, while natural light filters in from the front and stairwell. The hallway leads to a staircase climbing to the first floor and a door to the living area.

Living Room

22.1 x 12.3

A spacious and inviting living room filled with natural light from the front and rear windows. It features two cream leather sofas arranged around a wooden TV stand and a striking vertical wood panel feature wall behind the television, adding texture and warmth. The wood-effect flooring complements the soft, neutral walls with subtle accent details, and a dining table sits comfortably by the rear window, making this a versatile space for both relaxing and entertaining.

Kitchen

15.1 x 13.9

A light-filled kitchen with a practical layout featuring cream cabinetry and granite-effect work surfaces. The tiled floor is easy to maintain, and there is space for appliances including a washing machine, dishwasher, and dual under-counter fridges. A gas hob with extractor hood sits alongside a built-in oven and microwave. The kitchen benefits from two windows and a door at the rear providing access to the garden, allowing plenty of natural light to flood the room.

Bathroom

8.0 x 8.0

This bathroom is styled in soft neutral tones creating a calm atmosphere. It features a white suite with a bath and overhead shower, a pedestal basin, and a close-coupled toilet. The window above the bath allows for natural light and

ventilation, while subtle tiling around the bath adds a clean, polished finish. A heated towel rail adds a practical and cosy touch.

Landing

The first-floor landing is bright and welcoming with neutral decor and carpeting. Natural light streams through the window at the front, while the wooden banister and simple decor create a warm and inviting space that connects the bedrooms and bathroom.

Bedroom 1

13.0 x 9.1

A cosy double bedroom with a calming grey feature wall behind the bed. Two windows to the front brighten the room and the soft carpet adds warmth underfoot. Wooden bedside tables and a chest of drawers provide storage, while a mounted TV offers entertainment.

Bedroom 2

9.1 x 8.5

This bedroom features a comfortable double bed and a seating area with a large velux window that fills the room with natural light. The striking wooden panelled triangular wall adds character and a sense of warmth, complemented by soft carpeting underfoot, making it a peaceful retreat.

Bedroom 3

9.1 x 7.4

A bright double bedroom showcasing a feature wall in a subtle patterned wallpaper and a large window to the rear. The room is spacious enough for a comfortable armchair and a dark dresser providing good storage, with carpet underfoot for added comfort.



Attic

10.1 x 11.8

A bedroom with a striking dark patterned wallpaper feature wall, complemented by a light carpet and solid wood wardrobes. The room includes a built-in wardrobe space with a hanging rail and chest of drawers, and a door leading to the landing. A window allows natural light to brighten the space.

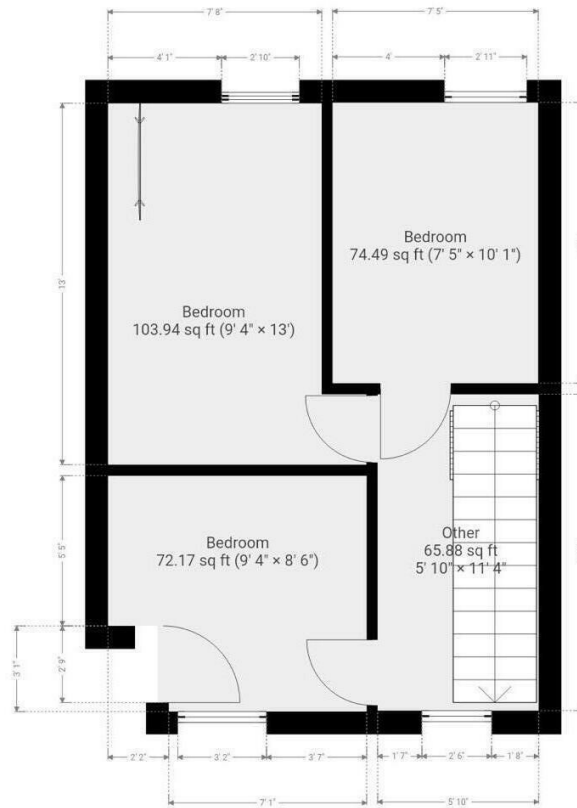
Rear Garden

The rear garden is a well-maintained outdoor space combining paved patio areas with artificial lawn. It is enclosed by white-painted walls, offering privacy and a safe area for relaxation or play. There is also a storage shed and a gate providing access to the side of the property.

Front Exterior

A charming stone-fronted terraced house with a traditional white front door featuring a decorative wreath. The facade has two windows at ground and first floor levels, fitted with white blinds. The pavement in front is neat, and there is on-street parking available.



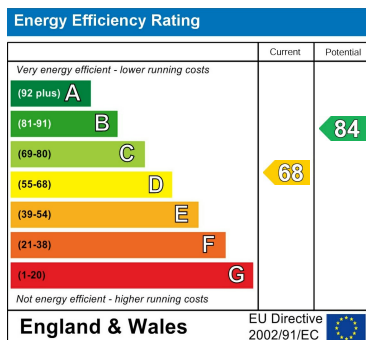


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