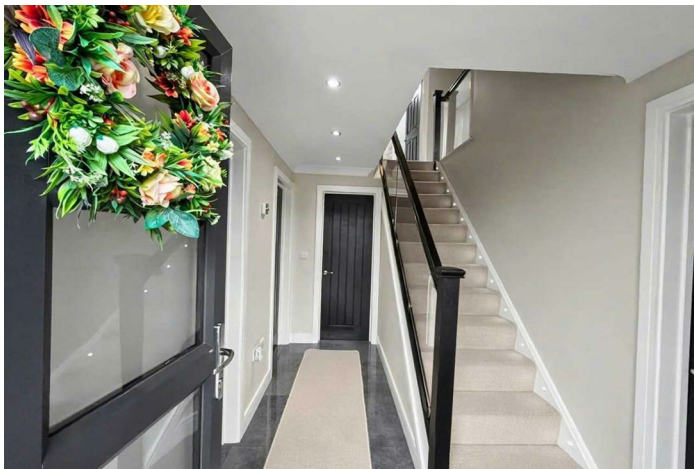


FREEHOLD



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House - Detached (EPC Rating: C)

7 THE MEADOWS, PORTH, CF39 8BS

£475,000

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# 4 Bedroom House - Detached located in Porth

Nestled in the sought-after area of The Meadows, Tonyrefail, this exceptional executive detached residence is a true gem. Immaculately presented and occupying a tucked-away position, this home offers a harmonious blend of refined style, generous proportions, and modern family functionality.

As you approach the property via a private driveway, you will find ample off-road parking for multiple vehicles, along with the convenience of an integral garage. Step inside to discover beautifully maintained interiors that are thoughtfully arranged for both comfort and elegance. The spacious lounge provides a perfect setting for relaxation, while the well-appointed kitchen/breakfast room serves as the heart of the home, ideal for family gatherings and culinary delights. A separate dining room offers a more formal space for entertaining, complemented by a useful utility room and a convenient ground floor cloakroom.

Venturing to the first floor, you will find four generously sized bedrooms, including an impressive primary suite complete with its own stylish en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort for all.

## Reception Hall

7'0" x 11'8"

Step into the property through a PVCu double-glazed front door with a matching side panel. The welcoming reception hallway is presented in a neutral palette, featuring smooth plastered walls and an elegant flat-set ceiling complemented by inset spot lighting. The space is finished with sleek porcelain tiled flooring and an open staircase with a contemporary glass balustrade. Additional features include a radiator, power points, and doors providing access to the cloakroom, utility room, lounge, and kitchen/breakfast room — setting the tone for the home's sophisticated style and exceptional quality.

## Lounge

11'9" x 19'0"

Elegant PVCu double-glazed window to the front elevation, allowing for an abundance of natural light. The interior is presented in a refined neutral palette with smooth plastered walls and emulsion finish, complemented by a sleek flat ceiling and centrally positioned light fitting. A stylish feature panelled wall adds depth and character, while high-quality porcelain tiled flooring enhances the contemporary aesthetic. The room further benefits from a dedicated TV point, radiator, and ample power sockets for modern living convenience.

## Lounge.

11'9" x 19'0"

Image 2

## Lounge..

11'9" x 19'0"

Image 3

## Cloaks

6'6" x 5'6"

PVCu double-glazed window to the front elevation, providing natural light. The space is finished in a tasteful neutral colour palette with smooth plastered walls and emulsion décor, complemented by a contemporary flat ceiling inset with spotlights. Sleek porcelain tiled flooring adds a refined touch, while a radiator ensures comfort. The suite is complete with a stylish vanity unit incorporating a wash hand basin and concealed WC.

## Utility Room

6'5" x 5'2"

PVCu double-glazed door to the side elevation, providing both natural light and convenient external access. The room is presented with smooth plastered walls finished in a clean emulsion, complemented by a contemporary flat ceiling. Durable porcelain tiled flooring enhances both style and practicality.

Fitted with a range of matching wall and base units offering excellent storage, the space also benefits from plumbing for a washing machine and dedicated space for a tumble dryer. Additional features include ample power points and a radiator.

## Kitchen/Breakfast Room

15'1" x 11'9"

A generously proportioned kitchen/breakfast room featuring PVCu French doors and a matching window to the rear elevation, flooding the space with natural light and providing seamless access to the garden. The interior is finished in a sophisticated neutral palette with smooth plastered walls and emulsion décor, complemented by a sleek flat ceiling with inset spot lighting. Elegant porcelain tiled flooring enhances both style and durability.

The kitchen is fitted with a comprehensive range of matching wall and base units, incorporating an integral fridge/freezer, built-in dishwasher, and a premium NEFF double oven with hob and overhead extractor fan. A stylish breakfast bar creates the perfect setting for casual dining and entertaining. Additional features include a radiator, ample power points, and a door providing access to the dining room, ensuring excellent flow for modern family living.

## Kitchen/Breakfast Room.

15'1" x 11'9"

Image 2

## Kitchen/Breakfast Room..

15'1" x 11'9"

Image 3

## Kitchen/Breakfast Room...

15'1" x 11'9"

Image 4

## Dining Room

10'9" x 10'0"

PVCu double-glazed French doors to the rear elevation provide an abundance of natural light. The space is beautifully presented in a neutral palette with smooth plastered walls and emulsion décor, complemented by a sleek flat ceiling with a central light fitting.

A statement feature panelled wall adds depth and character, while elegant porcelain tiled flooring enhances the contemporary finish. The room is further appointed with a radiator and ample power points, ensuring both comfort and practicality.

## Landing Area

Smooth plastered walls finished in a refined neutral emulsion, complemented by a flat ceiling with inset spotlights creating a bright and welcoming ambience. Loft access is conveniently positioned overhead.

The space is enhanced by a sleek glass balustrade, adding a modern architectural feature while maintaining an open feel. Fitted carpet underfoot provides warmth and comfort. Doors lead to four well-proportioned bedrooms, the family bathroom, and a useful storage cupboard, offering both practicality and thoughtful design.

## Bedroom 1

13'1" x 11'4"

A generously proportioned principal bedroom enjoying a PVCu double-glazed window to the front elevation, offering delightful, uninterrupted views across the surrounding countryside.

The room is finished with smooth plastered walls in a tasteful neutral emulsion, complemented by a sleek flat ceiling with a central light fitting. Fitted carpet underfoot adds warmth and comfort, while a radiator and ample power points ensure practicality. A door provides direct access to the en-suite, completing this well-appointed retreat.

## Bedroom 1.

13'1" x 11'4"

Image 2

## En Suite

PVCu double-glazed window to the side elevation. The space is finished with stylish ceramic tiled décor and a sleek flat ceiling enhanced by contemporary spot lighting.

The suite comprises a walk-in shower, a modern vanity unit with inset wash hand basin, and a low-level WC. A heated towel rail adds everyday comfort, while a smart mirror provides a sophisticated finishing touch, combining functionality with contemporary design.

## Bedroom 2

13'9" x 12'3"

PVCu double-glazed window to the front elevation, enjoying attractive views across the valley. The room is presented with smooth plastered walls finished in a tasteful neutral emulsion, complemented by a flat ceiling with a central light fitting.

A stylish feature panelled wall adds character and depth, while built-in wardrobes provide excellent storage solutions. Contemporary laminate flooring enhances the modern aesthetic, and the space is further appointed with a radiator and ample power points for everyday convenience.

## Bedroom 2.

13'9" x 12'3"

Image 2



#### Bedroom 3

10'7" x 9'4"

PVCu double-glazed window to the rear elevation, allowing for pleasant natural light. The room features a tasteful combination of part papered and part smooth plastered walls, finished in a neutral emulsion, and complemented by a flat ceiling with a central light fitting.

Laminate flooring adds a practical yet stylish touch, while a radiator and ample power points ensure comfort and convenience throughout.

#### Bedroom 4

8'3" x 7'7"

PVCu double-glazed window to the rear elevation. The room is finished with smooth plastered walls in a neutral décor, complemented by a clean flat ceiling with a central light fitting.

Contemporary LVT flooring provides both durability and style, while built-in wardrobes offer practical storage solutions. A radiator and ample power points complete this well-appointed and versatile space.

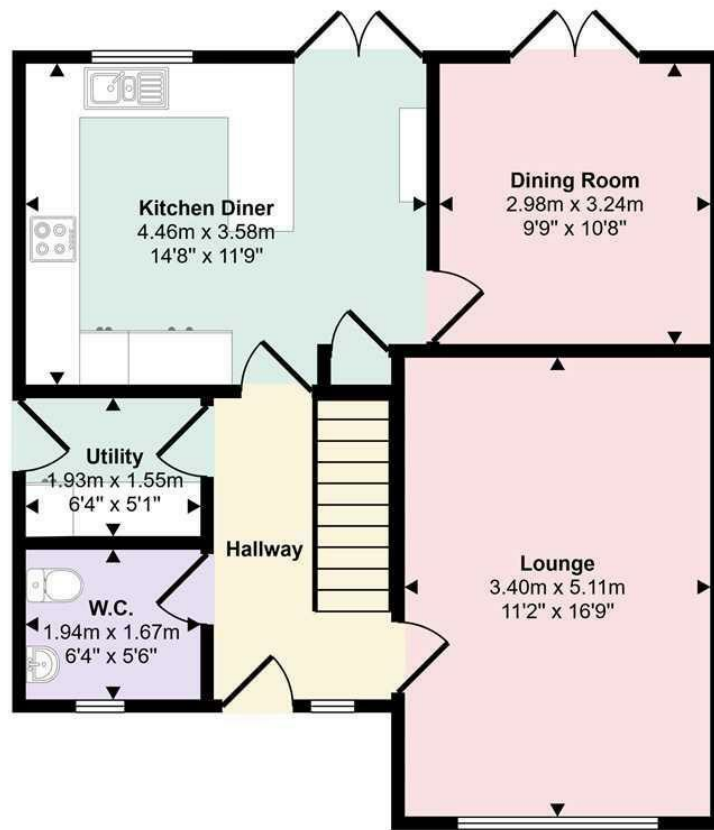
#### Bathroom

7'6" x 6'7"

A modern and sleek bathroom, thoughtfully designed for both style and functionality. A PVCu double-glazed window to the rear. I.

The suite comprises a bath with overhead shower, a stylish vanity unit with inset wash hand basin, and a low-level WC. Ceramic tiled décor adds a refined finish, complemented by a flat ceiling with inset spotlighting. The floor is laid to quality vinyl for practicality and ease of maintenance, while a radiator ensures comfort throughout.





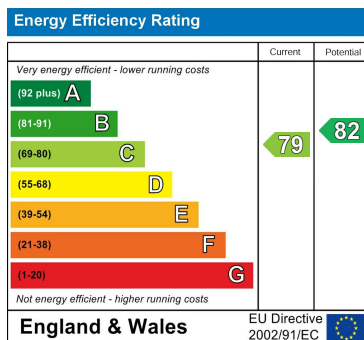
**Ground Floor**  
**Approx 59 sq m / 633 sq ft**

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.

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