

FREEHOLD



House - Semi-Detached (EPC Rating: C)

42 NANT-Y-FRON, TONYREFAIL, PORTH,

CF39 8HZ

Offers Over

£389,950



# 5 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of Nant-Y-Fron, Tonyrefail, this delightful semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. With five bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts a well-appointed bathroom, and downstairs cloaks ensuring convenience for busy mornings and family life.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these rooms cater to all your needs. The layout of the house promotes a warm and welcoming atmosphere, perfect for creating lasting memories.

Situated in a friendly neighbourhood, this property benefits from a peaceful setting while still being conveniently located near local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and individuals alike.

This semi-detached house in Nant-Y-Fron is not just a property; it is a place where you can truly feel at home. With its spacious interiors and prime location, it presents a wonderful opportunity for those seeking a new chapter in their lives. Do not miss the chance to make this lovely house your own.

## Front Exterior

The front exterior of the property is neat and welcoming with a gravelled driveway providing ample off-road parking. The property sports a brick and white rendered façade with a small porch over the front door. Windows on both floors allow natural light into the interior.

## Hallway

The hallway welcomes you with a bright and clean ambience, featuring glossy white tiles that reflect light beautifully. The stairs lead up to the first floor, and a door on the side allows access to open plan lounge/kitchen and sitting room.

## Living Room

16 x 9.9

This inviting living room is designed with comfort and style in mind. A PVCU double glazed window to the front and light grey laminate flooring and white walls create a fresh and airy feel. The ceiling is accented with subtle purple LED lighting around the perimeter, complemented by a modern crystal light fitting. Double doors open to connect with the utility room allowing for an open flow of space.

## Kitchen / Living Room

24.2 x 16.3

This elegant open-plan kitchen and living space combines sleek design with practical living. The kitchen features black cabinetry with gold handles, a large black fridge, and white countertops, complemented by a breakfast bar with stylish black and gold bar stools beneath contemporary pendant lighting. With a built in oven, hob and extractor fan. The kitchen also benefits from a free standing dishwasher. Large windows and French doors fill the space with natural light, and the polished white marble-effect tiled floor adds a sophisticated touch throughout.

## Utility Room

9.8 x 7.7

A useful and bright utility room is fitted with clean white base cabinets, a large stainless steel sink, and generous workspace on white worktops. The grey laminate flooring adds warmth and practicality. This space ideal for laundry or additional storage.

## Landing

The landing upstairs is a welcoming space, featuring neutral carpeting and white walls. It is illuminated by a delicate chandelier, with a large wall mirror adding depth and light. Doors open to the five bedrooms and family bathroom. Access to the loft

## Bedroom 1

13.7 x 9.9

This spacious main bedroom is tastefully decorated with soft neutral tones and fitted carpet. Mirrored wardrobes along one wall provide ample storage while reflecting natural light from the window. Door allowing access to 5th bedroom.

## Bedroom 2

13.6 x 8.6

The second double bedroom is bright and welcoming with neutral white walls and carpeted flooring. Wardrobes to remain.

## Bedroom 3

10.6 x 9.6

The third bedroom is bright and welcoming with neutral white walls and fitted carpet. Floor-to-ceiling mirrored wardrobes maximise the feeling of space and light.

## Bedroom 4

32'6" x 32'2"

A small and charming bedroom, perfect for a child or as a playroom, with light grey carpeting and soft pink curtains framing the window, creating a cosy and inviting space.

## Bedroom 5 / Dressing Room

8.2 x 8.2

A versatile bedroom or dressing room with neutral decor and carpeting. Doors providing access to storage or adjoining rooms.

## Bathroom

5.5 x 6.3

The bathroom is beautifully fitted with beige wall tiles and a decorative mosaic band. It includes a bath with an overhead



shower and glass screen, a white basin set in a vanity unit, a toilet, and a heated towel rail. The window allow light to flood in, highlighting the tiled flooring that matches the walls.

#### Rear Garden

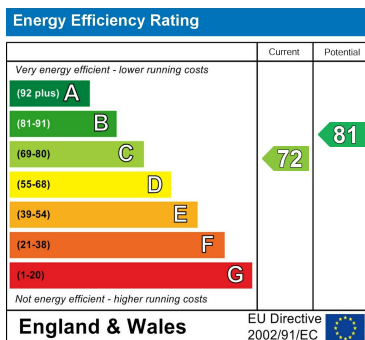
The rear garden offers a peaceful outdoor retreat, beautifully maintained with a large area of artificial grass bordered by planted beds and mature shrubs. A paved patio area provides space for outdoor dining, complemented by subtle garden lighting and decorative ornaments. A summerhouse and shed sit at the rear, with fencing enclosing the garden for privacy and security.



Council Tax Band

C

Energy Performance Graph



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