

FREEHOLD



House - Detached (EPC Rating: C)

27 BRYN RHEDYN, PORTH, CF39 8EZ

£439,999



4 Bedroom House - Detached located in Porth

DETACHEDTHREE BEDROOM HOUSE WITH A ONE BEDROOM ANNEX***DRIVEWAY WITH OFF ROAD PARKING***

Osborne Estates are please to introduce to the market this stunning detached property in the desirable location of Bryn Rhedyn, Tonyrefail. Boasting four bedrooms and three bathrooms, including an en suite to the spacious master bedroom, this property is sure to impress.

Immaculately maintained, this home features a larger than average garden with open views, perfect for outdoor entertaining or simply enjoying the tranquility of the surroundings. The driveway offers off-road parking for a number of vehicles, ensuring convenience for you and your guests.

The property benefits from a fully self-contained annex, currently run as a successful Airbnb, providing an excellent source of additional income. Whether you're looking to invest, generate passive revenue, or accommodate extended family or guests, the annex offers versatile living space with its own private entrance and amenities.

Situated in a peaceful neighbourhood, you will also find a variety of local amenities, schools, and transport links nearby.

Don't miss out on the opportunity to view this exceptional property, arrange a viewing today and discover the perfect place to call home.

Exterior

Image 1

Driveway with off road parking to the front for a number of vehicles. Side access to rear.

Exterior.

Image 2

Hall (Ground Floor)

Enter via PVCU double glazed front door into the reception hall. PVCU double glazed window to front. Plain plaster and emulsion décor finished to a flat ceiling and a central light fittings. Laminate flooring. Radiator. Power points. Doors allowing access to office and annex. Stairs leading up the first floor.

Office (Ground Floor)

8'3" x 4'9"

PVCU double glazed window to side. Plain plastered emulsion décor finished to a flat ceiling and central light fitting. Laminate flooring. Radiator. Power points.

Lounge (First Floor)

19'2" x 15'2"

Image

Two PVCU double glazed windows to front. Part papered and part plain plaster and emulsion décor finished to a flat ceiling and central light fittings. Laminate flooring. Radiator. Power points. Doors allowing access to dining room and inner hallway.

Lounge (First Floor).

19'2" x 15'2"

Image 2

Lounge (First Floor)..

19'2" x 15'2"

Image 3

Dining Room (First Floor)

12'1" x 10'6"

Image 1

PVCU double glazed patio door to side. PVCU double glazed window to front. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points. Doors allowing access to kitchen/diner and lounge.

Dining Room (First Floor).

12'1" x 10'6"

Image 2

Kitchen/Diner (First Floor)

25'9" x 11'3"

Image 1

PVCU double glazed window to rear. PVCU double glazed patio doors to rear. A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, hob, overhead extractor fan and microwave. Dishwasher. Plain plaster and emulsion décor finished to a flat ceiling and two central light fittings and spot lighting Laminate flooring. Radiator. Power points. Doors allowing access to utility room, dining room and inner hallway.

Kitchen/Diner (First Floor).

25'9" x 11'3"

Image 2

Kitchen/Diner (First Floor)..

25'9" x 11'3"

Image 3

Utility Room (First Floor)

7'6" x 7'5"

PVCU double glazed door to side. A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Vinyl flooring. Power points.

Bathroom (First Floor)

7'8" x 7'10"

PVCU double glazed window to rear. Part ceramic tiled and part plain plastered emulsion décor finished to a flat ceiling and spot lighting. Laminate flooring. Radiator. Suite comprises of walk in shower, pedestal wash hand basin and W/C.

Inner Hall

Plain plaster and emulsion décor to a flat ceiling and central light fitting. Doors allowing access to kitchen/diner, lounge, bathroom and under stairs storage. Stairs leading up to second floor.

Bedroom 1 (Second Floor)

11'2" x 15'6"

Image 1

PVCU double glazed window to front. Walk in wardrobes. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points. Doors allowing access to walk in wardrobes and en suite.

Bedroom 1 (Second Floor).

11'2" x 15'6"

Image 2

En Suite (Second Floor)

7'7" x 4'1"

PVCU double glazed window to rear. Part ceramic tiled and part plain plastered emulsion décor finished to a flat ceiling and spot lighting. Laminate flooring. Radiator. Suite comprises of walk in shower, pedestal wash hand basin and W/C.

Bedroom 2 (Second Floor)

13'3" x 9'7"

PVCU double glazed window to side. Built in wardrobes. Part papered and part plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Laminate flooring. Radiator. Power points.

Bedroom 3 (Second Floor)

12'1" x 10'6"

PVCU double glazed window to rear. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Laminate flooring. Radiator. Power points.

Bathroom (Second Floor)

7'8" x 7'10"

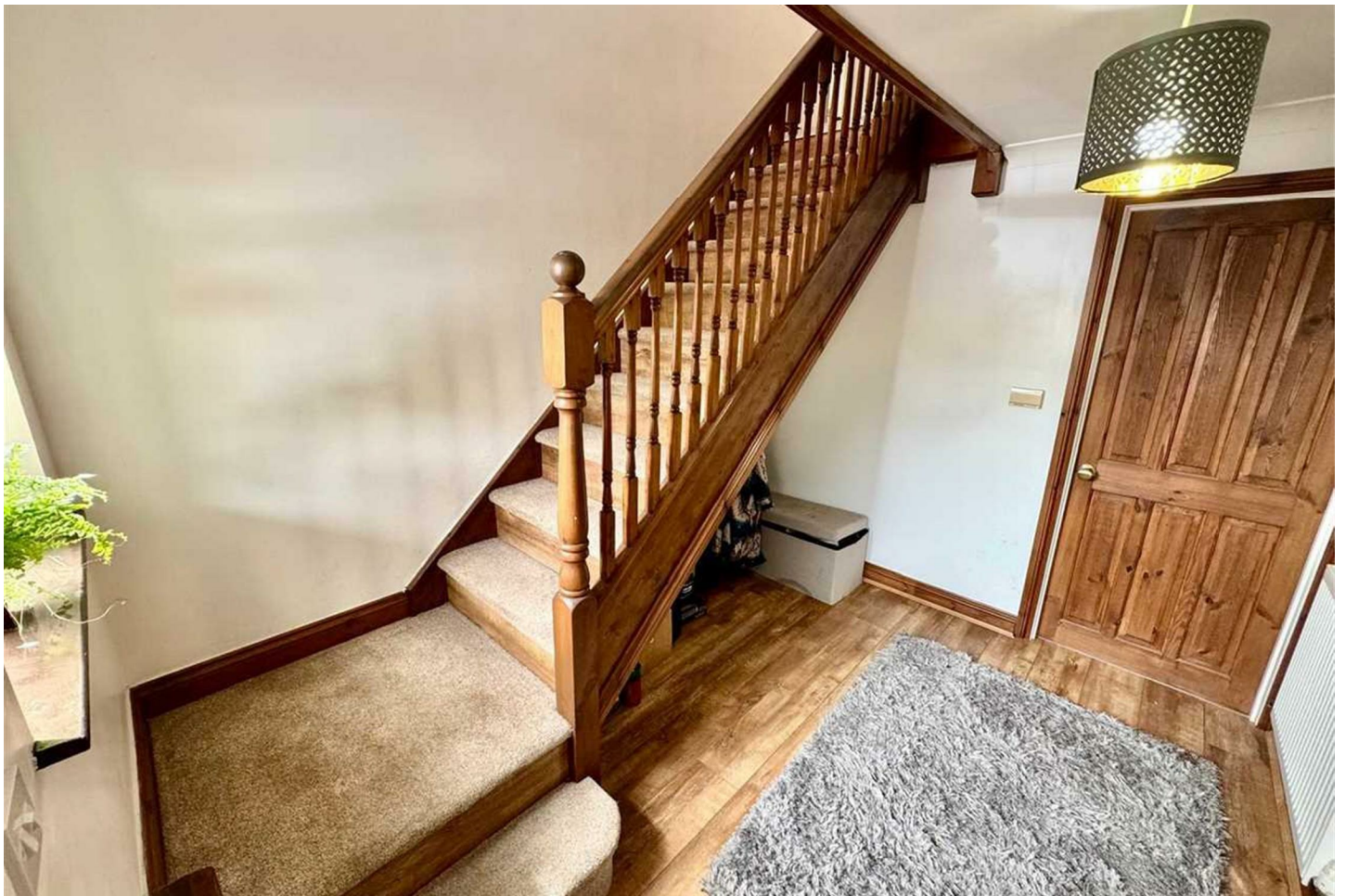
PVCU double glazed window to rear. Part ceramic tiled and part plain plastered emulsion décor finished to a flat ceiling and spot lighting. Vinyl flooring. Radiator. Suite comprises of a bath, pedestal wash hand basin and W/C.

Kitchen/Diner (Ground Floor Annex)

25'9" x 11'3"

Image 1

PVCU double glazed patio doors to front. A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, hob and overhead extractor fan. Dishwasher. Integrated fridge/freezer. Part tiled and part plain plaster and emulsion décor finished to a flat ceiling and two central light fittings. Laminate flooring. Radiator. Power points. Doors allowing access to bathroom, gym and bedroom.



Kitchen/Diner (Ground Floor Annex).

25'9" x 11'3"

Image 2

Bathroom (Ground Floor Annex)

8'2" x 5'7"

PVCU double glazed window to side. PVC wall panelling décor finished to a flat ceiling and central light fitting. Vinyl flooring. Radiator. Suite comprises of walk in shower, vanity unit wash hand basin and W/C.

Gym (Ground Floor Annex)

14'6" x 7'4"

Plain plaster and emulsion décor finished to a flat ceiling with a central light fittings. Fitted carpet. Radiator. Power points. Door allowing access to lounge.

Lounge (Ground Floor Annex)

25'8" x 11'3"

Image 1

Plain plaster and emulsion décor finished to a flat ceiling and a central light fittings. Fitted carpet. Radiator. Power points. Doors allowing access to gym and inner bedroom.

Lounge (Ground Floor Annex).

25'8" x 11'3"

Image 2

Bedroom (Ground Floor Annex)

10'6" x 12'1"

Image 1

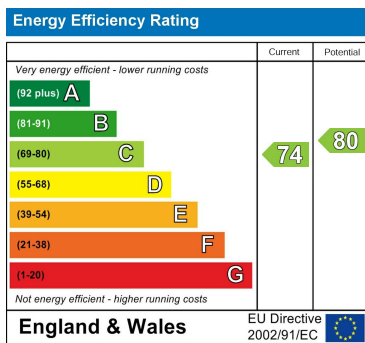
PVCU double glazed window to front. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points. Door allowing access into kitchen/diner and bedroom.



Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

