FREEHOLD







House - Terraced (EPC Rating: D)

26 PONTYPRIDD ROAD, PORTH, CF39 9PH

£139,995

OSBORNE ESTATES

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2 Bedroom House - Terraced located in Porth

Nestled on Pontypridd Road in the charming town of Porth, this delightful terraced home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you will be greeted by a tastefully decorated reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The interior design has been thoughtfully curated to create a modern yet homely atmosphere, ensuring that you feel right at home from the moment you step inside.

The property boasts a well-appointed bathroom, catering to all your daily needs with ease. Additionally, the advantage of off-road parking is a rare find in this area, offering you the convenience of secure parking right at your doorstep.

One of the standout features of this home is its prime location. Situated close to the town centre, you will have easy access to a variety of local amenities, including shops, cafes, and recreational facilities. This makes it

Hallway

7'9" x 5'1"

This welcoming entrance hall features striking patterned floor tiles that create a stylish first impression. A storage unit and a decorative mirror add practical and visual interest, with fresh natural light contributing to the airy feel.

Living Room

22'2" x 15'1"

A spacious living room designed for comfort and relaxation, offering ample seating with a large grey sofa and complementary armchair. The room is bright and well-lit, with natural light flowing through the window dressed with elegant curtains. Warm wooden laminate flooring adds a cosy touch, while the room benefits from recessed ceiling lights and a neatly positioned television. The staircase is visible from the room, adding to the homely layout.

Kitchen

13'10" x 8'10"

A practical kitchen with tiled flooring and a mix of cream cabinetry topped with wood-effect work surfaces. The space includes essential appliances such as a freestanding gas cooker and space for a washing machine. Multiple windows provide plenty of natural light, and the tiled splashback complements the warm tones of the worktops and floor. The kitchen extends into a utility area, offering additional space and storage.

Utility Room

8'4" x 6'2"

This practical utility room features tiled flooring consistent with the kitchen area, along with storage space and natural light from the window. It provides a useful extension to the kitchen for laundry and additional household tasks.

Landing

A bright and airy landing with neutral carpeting and fresh white walls, complemented by a wooden banister. The space leads to several rooms, creating a calm transitional area on the upper floor.

Bathroom

8'9" x 7'7"

A modern bathroom featuring contrasting dark grey wall tiles alongside light wood-effect flooring. It includes a white suite with a bath and over-head shower, toilet, and a vanity unit with ample storage beneath the sink. Two frosted windows ensure privacy while allowing natural light to brighten the room.

Bedroom 1

15'4" x 10'12"

A spacious and inviting main bedroom with light wood-effect flooring and neutral walls. Two windows allow plenty of natural light to flood in, enhancing the soothing atmosphere. The room is furnished with a large bed, bedside tables, and additional seating, offering a restful retreat. Loft access.

Bedroom 2

10'9" x 9'1"

A comfortable second bedroom featuring neutral décor and similar light wood-effect flooring. The room has ample space for a sizeable bed, wardrobe, and a desk, making it versatile for use as a bedroom or study space.

Rear Garden

The rear garden is a low-maintenance outdoor space with a gravel surface and a small paved patio area adjacent to



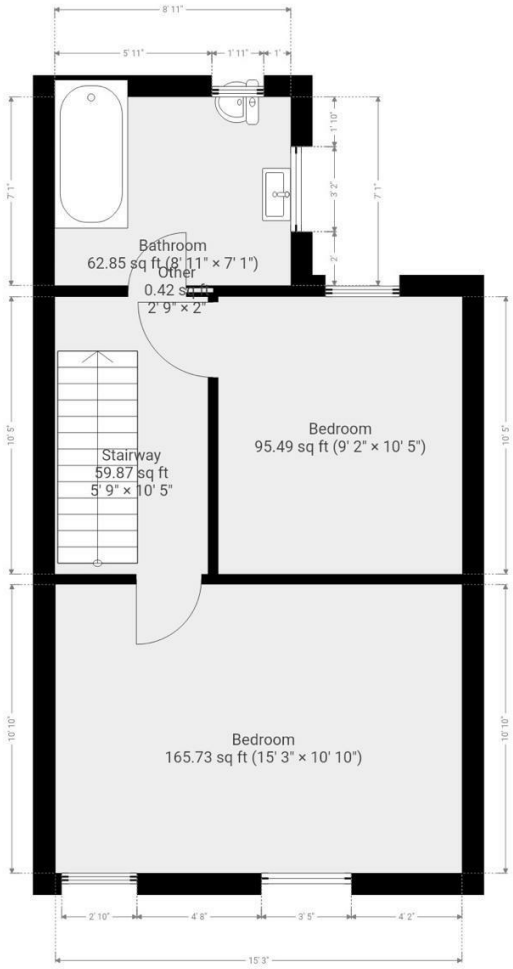
the rear of the house. It features a shed for storage and a wall-mounted climbing structure, ideal for pets or plants. The garden is enclosed by white painted brick walls, providing privacy and a secure area for outdoor enjoyment.

Driveway

The property also boasts off road parking for two cars.





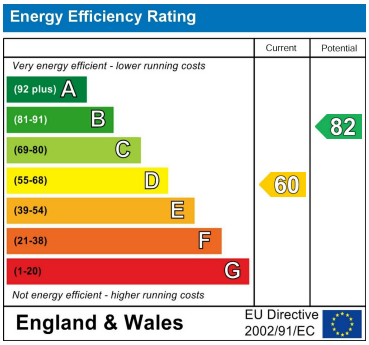


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