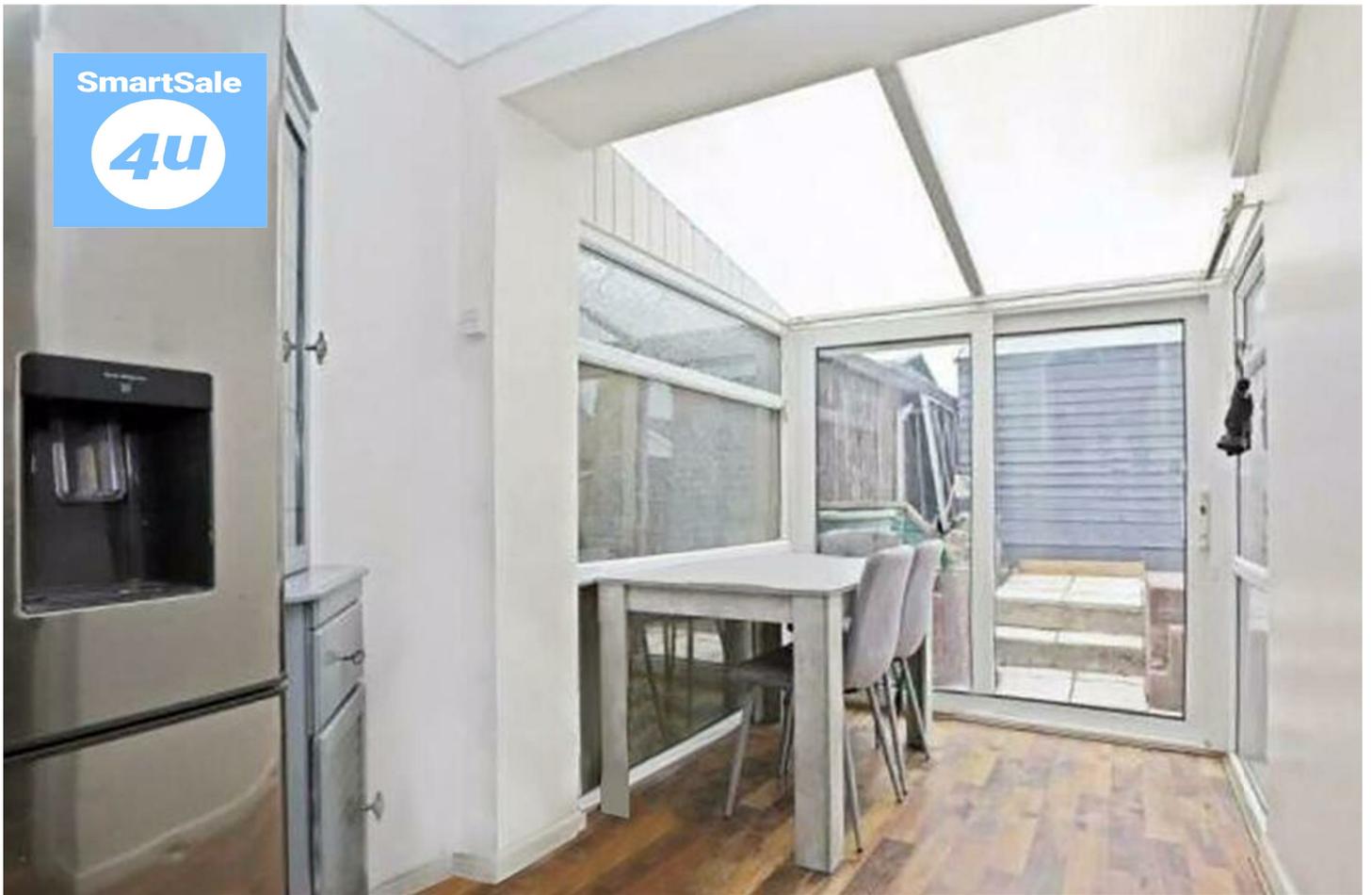


SmartSale

4U



Bryngolau

Tonyrefail, Porth CF39 8HW

- Fantastic bus routes on your doorstep
 - Large plot size
 - 2 Bedrooms
- Semi Detached Bungalow
- Highly Sought After Location
 - Close to local amenities

£152,495 Freehold





Location

Full Description

Nestled within a tranquil corner of Bryngolau, this delightful two-bedroom semi-detached bungalow stands as an exceptional find in Porth.

Sold for £210,000 in late 2022, this freehold home now presents a rare opportunity to acquire single-level living with standout outdoor space at a much more accessible price point. Set on a substantial plot, among the largest in the neighbourhood this property offers ample scope for gardening, family time, or potential future extension (subject to planning).

The home features two comfortable bedrooms, a well-proportioned lounge, a fitted kitchen, and a modern family bathroom, all benefiting from double-glazed windows and gas central heating. Despite its peaceful setting, you're just a short drive from local amenities, schools, and direct M4 access perfect for commuting.

Perfect for families, retired downsizers, or first-time buyers seeking space and potential with character. Contact us today to arrange a viewing and uncover the full potential of this Bryngolau gem.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD

FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **A**
EPC Rating **D**



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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.