

## 62 Highfields, Porth, CF39 8GA

**£260,000**

Nestled in the sought-after area of Highfields, Tonyrefail, this modern semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, including a master suite with an en-suite shower room, this property offers both comfort and convenience.

The heart of the home is a spacious kitchen/diner, equipped with modern appliances, perfect for both casual dining and entertaining guests. The inviting reception room provides a warm and welcoming space to relax after a long day. Additionally, the family bathroom is thoughtfully designed to cater to the needs of the household.

Parking is a breeze with space available for 3-4 vehicles, ensuring that you and your guests will never be short of room. Located just minutes from local amenities, well-regarded schools, and charming village shops, this property is ideally situated for those who appreciate the balance of suburban living with easy access to essential services.

This delightful home is part of a popular residential development, making it an attractive option for those looking to settle in a friendly community. A viewing is highly recommended to fully appreciate the quality and potential this property has to offer. Don't miss out on the chance to make this lovely house your new home.

## Entrance Hall



Double glazed entrance door and side panel, radiator, laminated wood flooring, staircase to first floor, understairs recess.

## Cloaks/WC



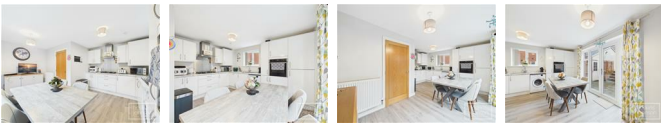
WC, wash hand basin, radiator, laminated wood flooring.

## Living Room 15'6" x 9'1" (4.73 x 2.77)



Double glazed window to front, radiator, laminated wood flooring.

## Kitchen/Diner 16'5" x 13'1" max (5.01 x 4.01 max)



Good size kitchen/diner with ample space for table & chairs and comprising white gloss base and wall cupboards with contemporary work tops and up stands, stainless steel sink unit, 5 burner gas hob with extractor hood above, electric oven, integral dishwasher and fridge/freezer, concealed gas combination boiler, space for washing machine, radiator, double glazed window to side, double glazed french doors leading to garden.

## First Floor Landing



Attic access, storage cupboard, radiator.

## Bedroom 1 12'1" x 8'7" (3.70 x 2.64)



Double glazed window to rear, radiator, built in storage cupboard.

## En-Suite Shower Room



Panelled mains powered shower, wc, wash hand basin, panelled walls, chrome heated towel rail, ceiling spotlights, extractor fan, double glazed window to side.

Bedroom 2 10'5" x 9'0" (3.19 x 2.75)



Open plan front garden.

Brick pavia driveway to side, providing off road parking for 2-3 vehicles and giving access to single garage.

Access to rear garden with paved patio, play area with artificial grass and access into garage, having power and light.

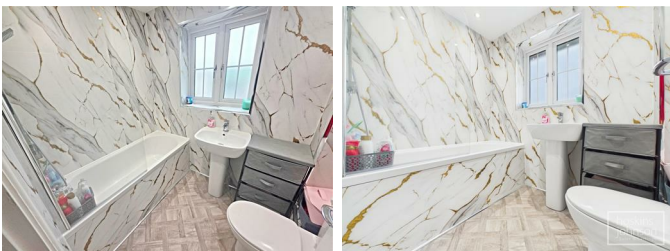
Double glazed window to front, radiator.

Bedroom 3 9'7" x 7'6" (2.93 x 2.31)



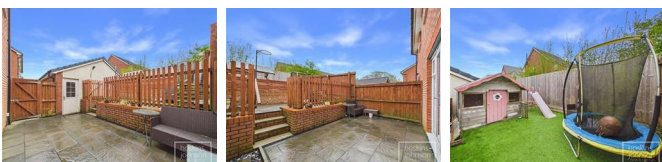
Double glazed window to rear, radiator.

### Bathroom



Modern, white three piece suite comprising panelled bath with mains powered shower, wc, wash hand basin, panelled walls, ceiling spotlights, chrome heated towel rail, extractor fan, double glazed window to front.

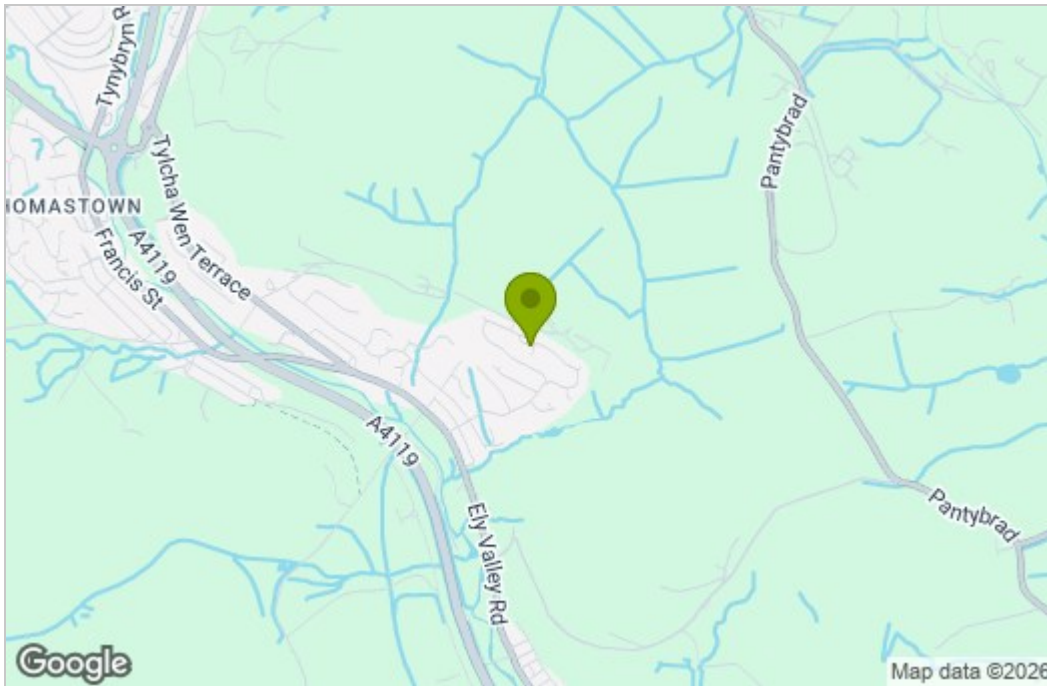
### Outside



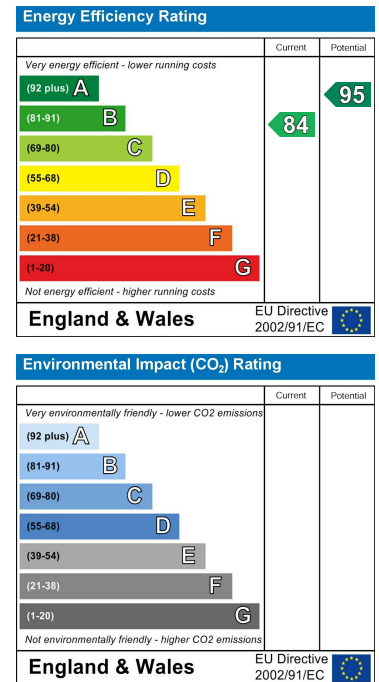
# Floor Plan



# Area Map



# Energy Efficiency Graph



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