



30 Bronheulwen, Porth offers over £390,000

- Council Tax Band - F
- Detached Home
- Converted Garage
- Ideal Family Home
- Situated Close To Local Amenities & Schools
- EPC Rating: D



 4  3  0



About the property

Welcome to this stunning four-bedroom detached house located on Bronheulwen, Porth. Boasting excellent condition throughout, this property offers a perfect blend of modern comfort and classic elegance. As you enter, you are greeted by a sense of space and warmth with ample natural light. The main reception room is an excellent size ideal for entertaining and spending quality time with family. This property benefits from the addition of a converted garage offering a potential fifth bedroom or third reception room with shower room. In an excellent location close to local amenities within Porth along with schools making this an ideal family home. Outside, the low maintenance rear garden provides a peaceful retreat ideal for entertaining and relaxing.

Entrance Hallway

Enter via UPVC door into entrance hallway, tiled flooring, ceiling light, stairs to first floor landing.

Reception Room 1

20' 2" max x 12' 3" max (6.15m max x 3.73m max)

Carpeted flooring, ceiling light, double glazed window to the front, double glazed patio doors to rear leading into the conservatory.

Conservatory

Wood effect laminate flooring, double glazed window surrounding, double glazed patio doors leading to rear garden.

Reception Room 2

12' 2" max x 10' 3" max (3.71m max x 3.12m max)

Double glazed window to the front, ceiling light.

Reception Room 3 / Bedroom 5

19' 7" max x 9' 6" max (5.97m max x 2.90m max)

Situated in the converted garage, double glazed windows to the front, ceiling light, access into loft where there is plenty of storage



Accommodation

Shower Room

5' 9" max x 5' 9" max (1.75m max x 1.75m max)
Three-piece suite comprising w/c, wash basin and shower cubicle with wall mounted shower, ceiling light, double glazed window to the side.

Utility Room

5' 1" max x 9' 6" max (1.55m max x 2.90m max)
Base units with countertop over, stainless steel sink with drainer, double glazed window to the rear, door leading into rear garden.

Kitchen/Diner

13' 8" max x 16' 7" max (4.17m max x 5.05m max)
wall and base units with countertop over, matching breakfast bar, stainless steel sink with drainer, integrated gas hobs and oven, some integrated appliances, tiled flooring, double glazed window to the rear, double glazed double doors leading to rear garden, ceiling light.

Stairs To First Floor Landing

Carpeted stairs leading to first floor landing, ceiling light.

Bedroom 1

11' 6" max x 13' 4" max (3.51m max x 4.06m max) Double glazed window to the front, ceiling light, carpeted flooring, access into the en-suite.

En-Suite

6' 6" max x 5' 2" max (1.98m max x 1.57m max)
Three-piece suite comprising w/c, shower cubicle and wash basin, ceiling light, double glazed window to the front.

Bedroom 2

11' 6" max x 12' 5" max (3.51m max x 3.78m max)
Double glazed window to the front, ceiling light.

Bedroom 3

10' 2" max x 10' 1" max (3.10m max x 3.07m max)
Double glazed window to the rear, ceiling light.

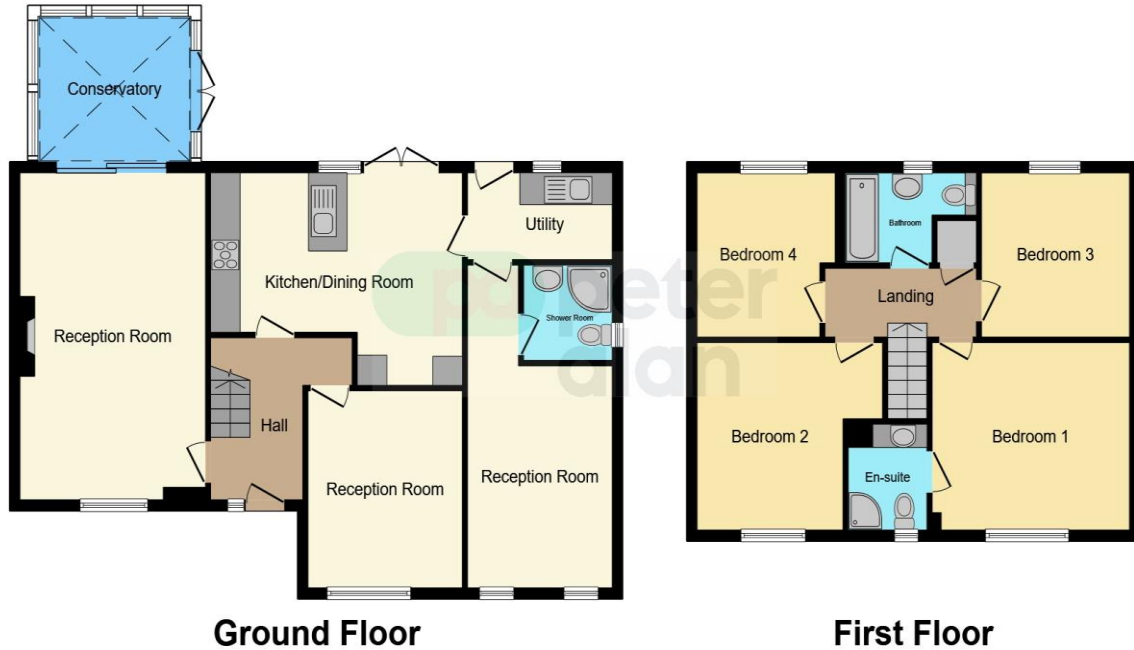
Bedroom 4

10' 2" max x 9' 8" max (3.10m max x 2.95m max)
Double glazed window to rear, ceiling light.

Bathroom

5' 6" max x 8' 10" max (1.68m max x 2.69m max)
Three-piece suite comprising bath, w/c and wash basin, double glazed window to the rear, ceiling light.

Floorplan



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