

FREEHOLD



House - Terraced (EPC Rating: C)

16 FAIR VIEW, GILFACH GOCH, PORTH,
CF39 8SB

£174,995



OSBORNE
ESTATES



3



1



1



C

3 Bedroom House - Terraced located in Porth

Nestled in the charming area of Fair View, Gilfach Goch, Porth, this beautifully presented terraced home is an ideal choice for families seeking comfort and style. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and family activities.

The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed to cater to the needs of contemporary living. Its sleek finishes and functional layout make it a delightful space for cooking and entertaining. The inviting reception room provides a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

This terraced house not only offers a comfortable living environment but also benefits from its convenient location, making it easy to access local amenities and transport links. Whether you are a first-time buyer or looking to settle down with your family, this property presents a wonderful opportunity to create lasting memories in a lovely community.

In summary, this three-bedroom terraced home in Fair View is a perfect family abode, combining modern living with a welcoming atmosphere. Do not miss the chance to make this delightful property your new home.

Hallway

The hallway provides a welcoming entrance with a tasteful half-height wall panel painted in a deep blue shade, contrasting against the white upper walls and ceiling. The herringbone wood-effect flooring continues here, and a wooden shelf with hooks offers practical storage. The hallway leads to the lounge and other rooms, creating a warm and inviting first impression.

Living Room

20'4" x 10'10"

This delightful living room is bathed in natural light from large windows and glass double doors that open into the kitchen, creating a bright and airy atmosphere. The herringbone-patterned flooring adds a touch of warmth and character, complemented by a feature wall with a built-in TV and electric fireplace, making it a perfect space for relaxing or entertaining. The room flows seamlessly into an adjoining area that can serve as a playroom or additional seating space, ideal for family living.

Kitchen

16'5" x 16'9"

The kitchen is stylishly designed with grey cabinetry and contrasting wooden worktops, offering ample storage and workspace. A patterned tile splashback adds visual interest behind the black free standing cooker with two ovens, grill and 5 ring hob with an extractor hood. The tiled floor complements the cabinetry and extends into a bright breakfast bar area, which benefits from a large skylight and French doors leading out to the garden, inviting plenty of natural light and offering a pleasant spot for casual dining.

Landing

This bright landing area is carpeted in a soft grey and features neutral walls, providing access to the bedrooms and family bathroom. Access to the loft.

Bedroom 1

11'2" x 9'7"

This inviting principal bedroom offers a peaceful retreat with a neutral palette and a large window framing views of the surrounding landscape. With space for a double and soft carpeting underfoot, creating a cosy and restful atmosphere.

Bedroom 2

11'9" x 10'8"

A well-appointed bedroom currently used as dressing room, with soft carpeting and light colour scheme create a calm and organised space, with space for wardrobes and a dressing table and a large mirror, ideal for getting ready.

Bedroom 3

9'5" x 8'3"

This charming nursery is decorated in soft, neutral tones with subtle wall panelling and large windows that allow plenty of natural light. With ample space for a cot, a comfortable armchair, and storage furniture, making it a delightful, cosy space for a young child.

Bathroom

9'7" x 9'4"

The bathroom is a modern and stylish sanctuary, featuring a corner bath and a walk-in shower with glass enclosure. The walls are adorned with a mix of large grey tiles and striking hexagonal black tiles, while the wood-effect



flooring adds warmth. Twin basins with wooden vanity units provide ample storage, complemented by a window that fills the space with natural light.

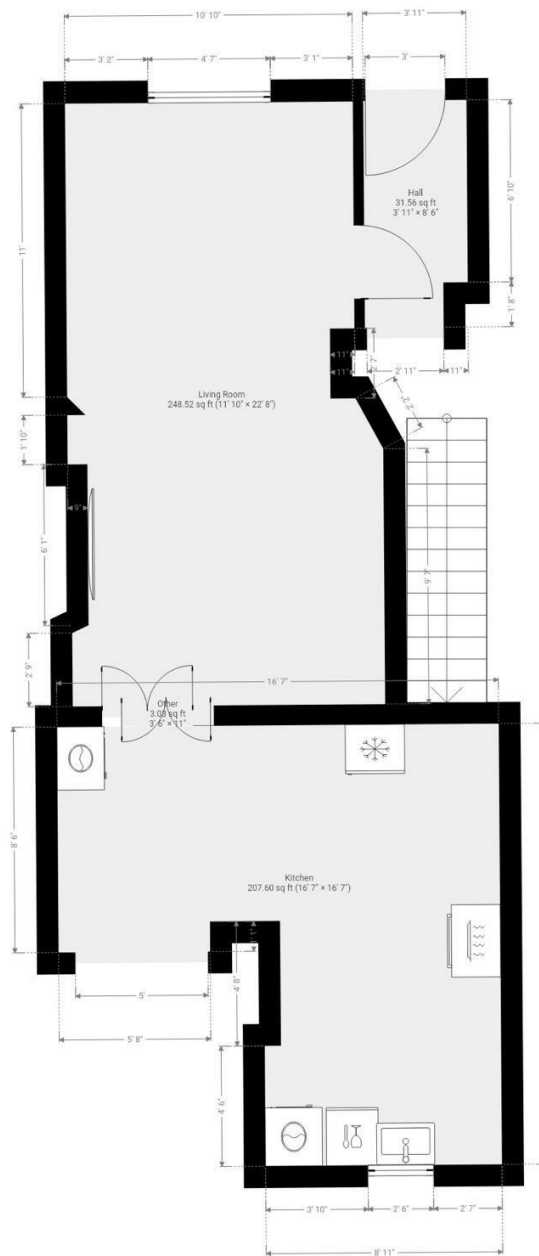
Rear Garden

The rear garden is thoughtfully laid out with a raised decked seating area bordered by a wooden fence, offering a perfect spot for outdoor dining or relaxing. A neat lawn extends beyond with flower beds planted along the borders, and a small child's slide adds a family-friendly touch. Providing both privacy and space for play or gardening, with views over the surrounding hills.

Front Exterior

The exterior front of the property features a traditional stone façade with distinctive white trim around the windows and doorframe. A dark front door with decorative glass panels adds charm and character. This beautiful family home also offers unspoiled, panoramic views across the valley. Shared side access.



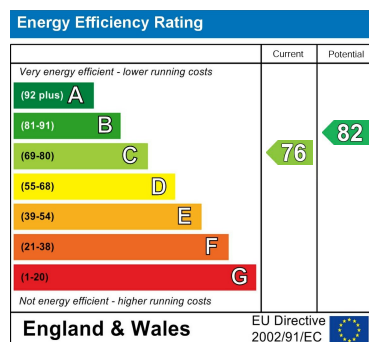


THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Council Tax Band

A

Energy Performance Graph



Call us on

01443 435599

sales@osborneestates.co.uk

osborneestates.co.uk

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.