

FREEHOLD



House - Semi-Detached (EPC Rating: D)

98 THOMAS STREET, GILFACH GOCH,
PORTH, CF39 8TU
Offers Over

£139,995



3 Bedroom House - Semi-Detached located in Porth

Nestled on Thomas Street in the charming village of Gilfach Goch, Porth, this delightful semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The open views across the picturesque countryside enhance the appeal of this residence, allowing you to enjoy the beauty of nature right from your doorstep.

The property is designed to cater to modern living, with a functional bathroom that meets everyday needs. Its location in Gilfach Goch offers a sense of community while being conveniently situated for access to local amenities and transport links.

This semi-detached house is not just a home; it is a chance to embrace a lifestyle surrounded by stunning landscapes and a friendly neighbourhood. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is sure to meet your needs. Do not miss the opportunity to view this charming property and envision the possibilities it holds.

Porch

3.5 x 2.9

Enter the porch via a PVCU double glazed front door. Access into the lounge.

Living Room

14.3 x 22

This inviting living room is spacious and bright, featuring a textured ceiling and light-coloured walls which complement the wood-effect flooring. The room also includes a fireplace with an inset electric fire, making it perfect for relaxing or entertaining. Glass panelled double doors lead through to the kitchen.

Kitchen

19 x 7.3

The kitchen is a long, narrow galley style, featuring white cabinetry and dark countertops which contrast with the neutral walls and wood-effect flooring. It is fitted with a sink under a window, allowing views over the garden and plenty of natural light. The kitchen also benefits from a built in oven, hob and extractor fan. At the far end, sliding glass doors open out onto the rear garden, creating a sense of openness and easy access to outdoor space.

Bathroom

8.4 x 7.4

The bathroom is bright and practical, with a white suite including a bathtub with an over-head shower, pedestal wash basin, and toilet. The walls are clad in dark grey marble-effect tiles that add a touch of sophistication, while the wood-effect flooring continues from other rooms. A frosted window allows natural light while maintaining privacy.

Landing

The hallway is simple and functional, painted white and fitted with a soft runner rug. It provides access to the three bedrooms leading naturally through the home. Loft access and a window to the side aspect allows natural light into the space.

Bedroom 1

15.8 x 10

This bedroom offers a calm retreat with light walls and carpeted flooring. The room benefits from natural light from two windows to the front aspect, creating a peaceful atmosphere.

Bedroom 2

11.6 x 7.6

Another cosy bedroom with neutral tones and carpeted flooring. A radiator beneath the window, and simple décor that enhances the room's sense of comfort and warmth. A window to the rear over looking the garden with unspoiled views across the valley allows plenty of natural light.

Bedroom 3

8.5 x 7.8

A third bedroom with pale walls and carpeted flooring, Its simplicity makes it a versatile space for rest or study. A window to the rear over looking the garden with unspoiled views across the valley allows plenty of natural light.

Rear Garden

The rear garden is a well-maintained outdoor space that combines lawn, paved paths, and sections of artificial grass, making it easy to enjoy throughout the year. It includes a seating area perfect for relaxing and



entertaining. Bordered by fencing and greenery, the garden offers a peaceful view over nearby hills, ideal for relaxing or outdoor entertaining.

Front Exterior

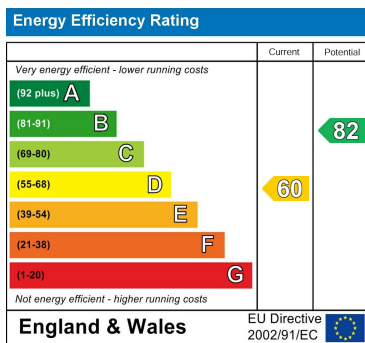
The front exterior is a charming façade featuring a small front garden enclosed by a low wall and decorative iron gate. The entrance porch has a clear glass door welcoming guests, with hanging plants adding a touch of greenery to the white-painted exterior walls, creating a warm and inviting first impression.



Council Tax Band

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Energy Performance Graph



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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 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.

