



**Evergreen Meadow Lane, Gilfach Goch Porth CF39 8TE**

**welcome to**

## **Evergreen Meadow Lane, Gilfach Goch Porth**

With Breath-Taking Panoramic Views, An Envious Plot With Excellent Privacy And Impressive Internal Accommodation, This Spacious Detached House Could Be Your Dream Family Home!

### **Entrance Hall**

Via front door, stairs to first floor and doors to all rooms

### **Ground Floor W/C**

Comprising low level w/c and wash basin

### **Reception Room One**

Double glazed doors to rear aspect

### **Reception Room Two**

Double glazed windows to front and side aspect, gas boiler

### **Kitchen/Diner**

Range of wall and base units, granite work surfaces, oven and electric hob with cooker hood over, microwave, space for appliances and dining table, windows to front and side aspect, access to utility room

### **Utility Room**

Base units, work surfaces, plumbing for washing machine

### **First Floor Landing**

Stairs from ground floor, loft access (part boarded and insulated), double glazed window to side aspect, doors to all rooms

### **Bedroom One**

Double glazed window to front aspect

### **En-Suite**

Three piece suite comprising; Shower, vanity wash basin, low level w/c. Obscure double glazed window to side aspect

### **Bedroom Two**

Double glazed window to front aspect

### **Bedroom Three**

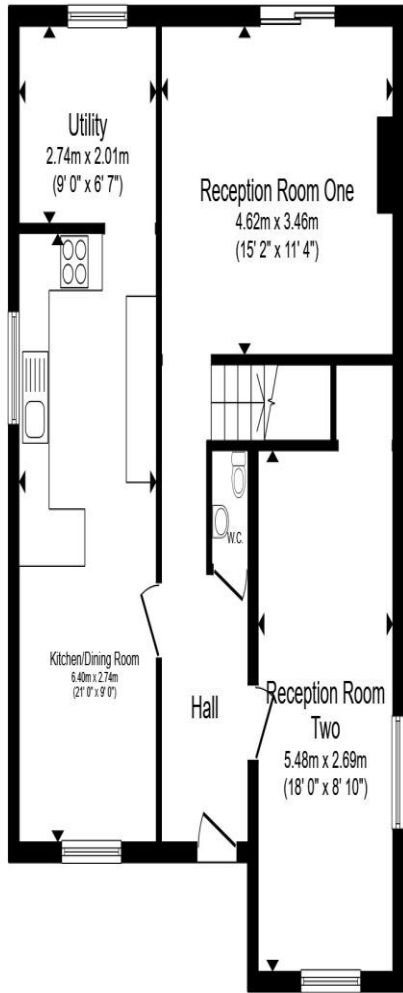
Double glazed window to rear aspect

### **Bedroom Four**

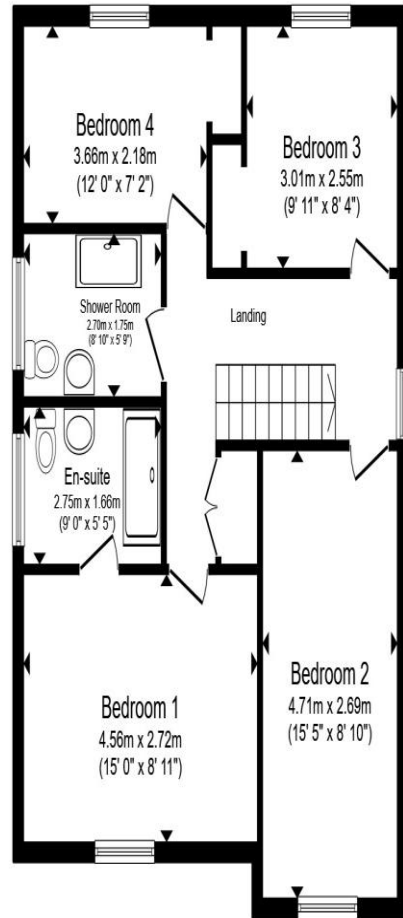
Double glazed window to rear aspect

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window to side aspect



**Ground Floor**



**First Floor**

Total floor area 133.3 m<sup>2</sup> (1,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Evergreen Meadow Lane,**  
**Gilfach Goch Porth**

- Unique Detached House With Exceptional Panoramic Views
- Envious Plot Of Around 0.3 Acre With Generous Front/Rear Gardens And Long Driveway
- Two Spacious Reception Rooms
- Open Plan Kitchen/Diner, Ideal For Hosting Family & Friends, Separate Utility Room
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£375,000**



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Property Ref:  
TBG110912 - 0006

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