

FREEHOLD



House - Semi-Detached (EPC Rating: C)

9 THOMAS STREET, GILFACH GOCH,
PORTH, CF39 8TU

£234,995



5 Bedroom House - Semi-Detached located in Porth

Nestled on Thomas Street in the charming village of Gilfach Goch, Porth, this semi-detached house offers an exceptional opportunity for families seeking spacious living. With five generously sized bedrooms, this property is larger than average and provides ample room for both relaxation and entertainment.

Spread over three floors, the layout is thoughtfully designed to maximise space and comfort. There is potential to split the attic room into two rooms creating the sixth bedroom, adding to the versatility of this home, making it ideal for growing families or those in need of a home office.

One of the standout features of this property is the stunning valley views that can be enjoyed from various vantage points within the home. These picturesque surroundings create a serene atmosphere, perfect for unwinding after a long day.

The property also boasts two well-appointed bathrooms, ensuring convenience for all residents. With its combination of space, potential, and beautiful views, this home is truly not to be missed. Whether you are looking to settle down in a welcoming community or seeking a property with room to grow, this semi-detached house on Thomas Street is an excellent choice.

Front Exterior

This charming front garden is laid with neat gravel and features a stepping stone path leading to the front door. It is enclosed by low walls, giving a sense of privacy while maintaining openness to the street. A simple, modern planter with red flowers adds a welcoming touch to the entrance area.

Living Room / Dining Area

21'11" x 15'8"

The living and dining room combines comfort and style in a light-filled space with pale wood-effect flooring and neutral walls. The dining area features a sleek marble-effect table with white chairs, positioned to make the most of the natural light from the window. The living area includes an electric fire within a recessed chimney breast with a wooden mantelpiece, creating a cosy focal point. The room has open access through to the kitchen, offering an open flow and a welcoming atmosphere.

Kitchen

16'1" x 13'5"

The kitchen is designed for practicality and style, with grey shaker-style cabinetry topped with light work surfaces. It is fitted with modern integrated appliances, including a large range cooker with a decorative tiled splashback. Light flows through the window above the sink and double French doors at the rear, which open out to the garden, creating a bright and airy atmosphere.

Bathroom

6'6" x 6'5"

This bathroom is well-appointed, featuring a white suite with a bath, pedestal wash hand basin and a close-coupled toilet. The walls are decorated with neutral, textured tiles, enhancing the clean and calm feel. A frosted window provides natural light and ventilation, while a heated towel rail is fitted for added comfort.

Landing

The first-floor double landing is a welcoming space with carpeted flooring and neutral walls. It provides access to the four bedrooms, attic room and bathroom, with a small shelving unit positioned at one end for storage or display.

Bedroom 1

12'11" x 9'8"

This double bedroom is bright and spacious with two large windows letting in plenty of natural light. The carpeted floor adds warmth underfoot, while the neutral walls offer a calm backdrop. Furnished simply with bedside tables and a chest of drawers, the room has ample space for additional furniture and personal touches. The room also benefits from built in storage.

Bedroom 2

9'9" x 8'5"

This versatile room, featuring light wood-effect flooring and a striking navy accent wall. A window provides natural light, and there is built-in storage under the stairs, making efficient use of the space. The room is ideal for exercise, work, or hobbies.

Bedroom 3

10'10" x 6'8"

This third bedroom is modest in size with carpeted flooring and neutral walls. It is furnished with a double bed and bedside tables, with a window at the far end offering daylight and views outside.

Bedroom 4

10'8" x 8'2"

The dressing room features light wood flooring and a window providing natural light. It is fitted with wall-mounted shelving and a rail for hanging clothes, making it ideal for organised storage of garments and accessories.

Shower Room

5'7" x 4'9"

This shower room is practical and bright, with a corner shower enclosure, a compact basin with a vanity unit, and a close-coupled WC. Neutral tiling complements the white fittings, and a small window allows light and ventilation.



Attic Room (bedroom 5)

30'7" x 15'12"

The attic room is a spacious, carpeted area with sloped ceilings and four skylights that flood the space with natural light. It is currently used as a storage and seating area but has the potential to serve as a multi-purpose room or additional living space. The attic space can also be split into two rooms creating the sixth bedroom.

Rear Garden

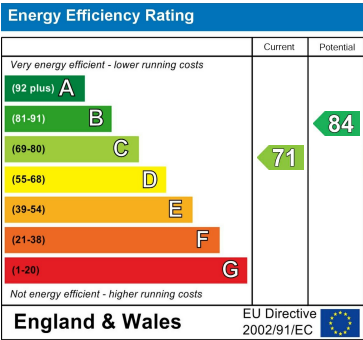
The rear garden is a tiered outdoor space with a mix of gravel, artificial grass and patio. It is well enclosed by fencing and offers a private retreat with mature trees and greenery beyond the boundary. There is a paved seating area on the upper level, perfect for relaxation or entertaining, with steps leading down to a lower tier featuring more garden space and a gravelled section ideal for additional seating or play.



Council Tax Band

B

Energy Performance Graph



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01443 435599

sales@osborneestates.co.uk

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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.

