

FREEHOLD



House - Detached (EPC Rating: B)

3 YR HEN FFORDD GEFFYLAU, PORTH, CF39
8FH

£299,995



3 Bedroom House - Detached located in Porth

Situated in the sought-after village of Gilfach Goch, this spacious and well-presented detached family home offers generous living accommodation throughout, ideal for modern family living.

To the ground floor, the property comprises a welcoming entrance hallway leading to a generous lounge, a spacious and versatile kitchen/diner perfect for both everyday living and entertaining, and a convenient cloakroom.

To the first floor, there are three well-proportioned bedrooms, including a bright and airy primary bedroom complete with en-suite facilities, along with a modern family bathroom.

The property further benefits from a fitted sprinkler system throughout all rooms, with window blinds included in the sale for added convenience. Externally, the home offers a driveway providing off-road parking for two vehicles, along with a garage. To the rear, there is a beautifully landscaped garden enjoying unspoiled, far-reaching views across the surrounding valleys—creating the perfect outdoor space to relax and unwind.

Internal viewing is highly recommended to fully appreciate the space, finish, and stunning location this property has to offer.

Evening View

Image 1

Rear Garden

A beautifully landscaped, gently tiered rear garden enjoying breathtaking, uninterrupted views across the surrounding countryside. The outdoor space features a patio area, a well-maintained lawn, and a variety of established plants and shrubs. Benefiting from convenient side access.

Reception Hall

16'3" x 4'8"

Enter a welcoming reception hallway through a modern composite front door, finished with smooth plastered walls and neutral emulsion décor. The space features a flat ceiling with a central light fitting, fitted carpet, radiator, and multiple power points. Doors lead conveniently to the lounge, kitchen/diner, and ground floor cloakroom.

Lounge

17'0" x 12'3"

PVCu double glazed bay window to the front elevation, enjoying stunning views across the valley. Finished with neutral plastered walls and emulsion décor, a flat ceiling with central light fitting, and fitted carpet. The room benefits from a stylish feature media wall with inset electric fire and decorative wallpaper finish, along with a radiator, TV point, and ample power points.

Lounge.

17'0" x 12'3"

Image 2

Lounge..

17'0" x 12'3"

Image 3

Cloaks

5'3" x 3'3"

PVCu double glazed window to the front elevation. Finished with plain plastered walls and emulsion décor, a flat ceiling with spot lighting, and laminate flooring. Fitted with a modern suite comprising a vanity space-saving wash hand basin and low-level WC.

Kitchen/Diner

20'5" x 11'5"

A spacious and versatile kitchen/diner, ideal for both everyday living and entertaining. PVCu double glazed door to the side, with French patio doors and a window to the rear allowing for plenty of natural light. Finished with a combination of part ceramic tiled and part plastered walls with emulsion décor, a flat ceiling with spot lighting, and laminate flooring throughout.

The kitchen is fitted with a modern, sleek range of matching wall and base units, complete with a built-in oven, induction hob, and overhead extractor fan, along with an integral dishwasher and useful larder storage. The room comfortably accommodates a dining table as well as a sofa or relaxing seating area, creating a sociable and functional family space.

Kitchen/Diner.

20'5" x 11'5"

Image 2

Kitchen/Diner..

20'5" x 11'5"

Image 3

Kitchen/Diner...

20'5" x 11'5"

Image 4

Landing Area

PVCu double glazed window to the side elevation. A spacious landing area finished with plain plastered walls and emulsion décor, a flat ceiling with central light fitting, and fitted carpet. Benefiting from a useful storage cupboard housing the boiler, and access to a partially boarded and insulated loft. Doors lead to three bedrooms and the family bathroom.

Bedroom 1

13'1" x 13'0"

A bright and airy primary bedroom featuring a PVCu double glazed bay window to the front elevation, enjoying plenty of natural light. Finished with plain plastered walls and emulsion décor, a flat ceiling with central light fitting, and fitted carpet. The room benefits from built-in wardrobes, radiator, and power points, with a door leading through to the en-suite.

Bedroom 1.

13'1" x 13'0"

Image 2

En Suite

8'0" x 4'8"

PVCu double glazed window to the side elevation. Finished with a combination of part ceramic tiled and part plastered walls with emulsion décor, a flat ceiling with spot lighting, and laminate flooring. Fitted with a walk-in shower featuring PVC cladding, a vanity wash hand basin, and low-level WC, complemented by a heated towel rail.

Bedroom 2

12'0" x 11'3"

PVCu double glazed window to the rear elevation, enjoying beautiful views across the surrounding countryside. Finished with plain plastered walls and emulsion décor, a flat ceiling with central light fitting, and fitted carpet. The room also benefits from built-in wardrobes, radiator and power points.

Bedroom 2.

12'0" x 11'3"

Image 2

Bedroom 3

11'3" x 8'1"

PVCu double glazed window to the rear elevation, enjoying beautiful views across the surrounding countryside. Finished with plain plastered walls and emulsion décor, a flat ceiling with central light fitting, and fitted carpet. Radiator. Power points.

Bathroom

7'0" x 5'2"

PVCu double glazed window to the front elevation. Finished with a combination of part ceramic tiled and part plastered walls with emulsion décor, a flat ceiling with spotlights, and laminate flooring. Fitted with a suite comprising a bath with overhead shower, vanity wash hand basin, and low-level WC, complemented by a heated towel rail

Bathroom.

7'0" x 5'2"

Image 2

Rear Garden.

A beautifully landscaped, gently tiered rear garden enjoying breathtaking, uninterrupted views across the surrounding countryside. The outdoor space features a patio area, a well-maintained lawn, and a variety of established plants and shrubs. Benefiting from convenient side access. Side access to detached garage.

Rear Garden..

Image 2

Rear Garden...

Image 3



Rear Garden...
Image 4

Rear Garden.....

Rear Garden.....
Image 5

Rear Garden.....
Image 6

Rear Garden.....
Image 7

Rear Garden.....
Image 8

Driveway/Garage

Driveway providing off-road parking for two cars, complete with an electric vehicle charging point. Garage with power supply, featuring an up-and-over door and a PVCu double glazed door providing convenient access to the rear garden.

Exterior

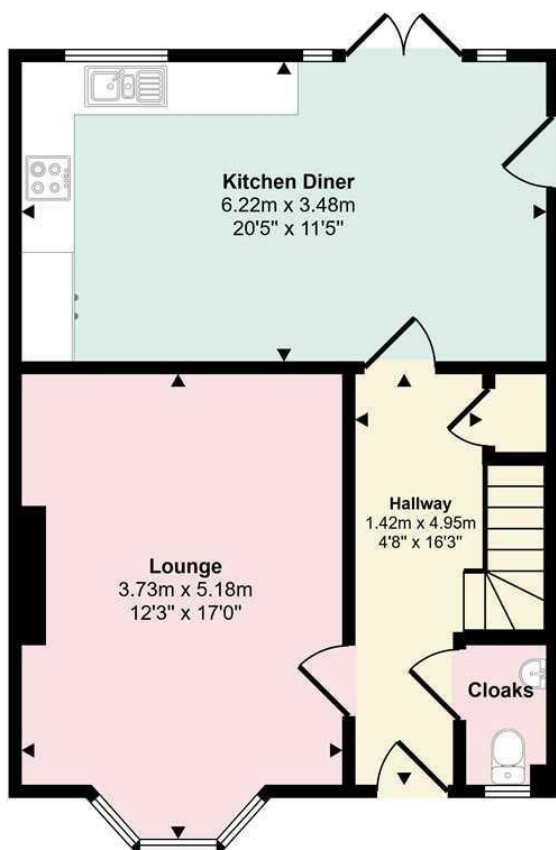
Image 1

Exterior.

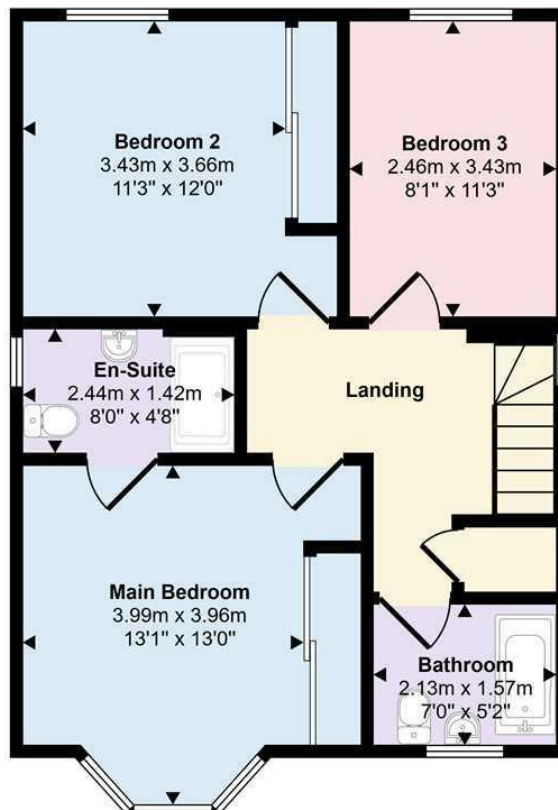
Image 2



Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 51 sq m / 545 sq ft



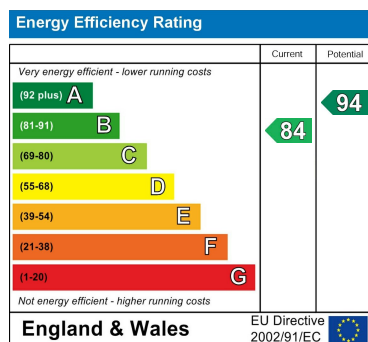
First Floor
Approx 51 sq m / 554 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band

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Energy Performance Graph



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