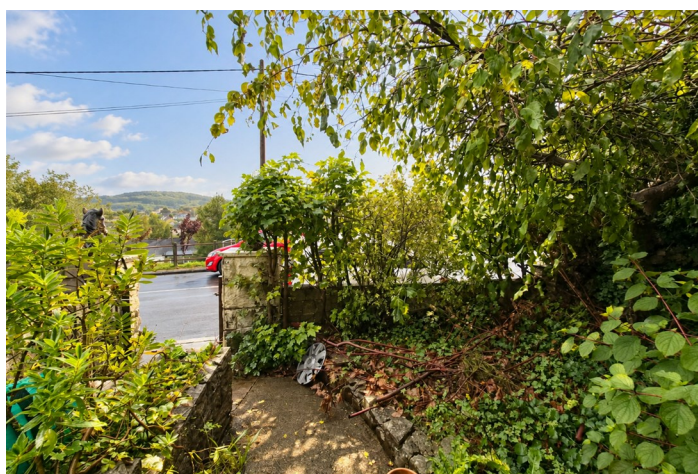


FREEHOLD



House - Semi-Detached (EPC Rating:)

99 HIGH STREET, GILFACH GOCH, PORTH,
CF39 8SR

£84,995



OSBORNE
ESTATES



|



|



2



I Bedroom House - Semi-Detached located in Porth

Nestled on the bustling High Street in Gilfach Goch, Porth, this unique semi-detached house, that is spread across three floors offers an excellent opportunity for those seeking a charming and comfortable home. With one well-proportioned loft bedroom, this property is ideal for individuals or couples looking for a quaint living space.

Upon entering, you will find an inviting living room and an open plan kitchen/sitting room that offer versatility for your lifestyle needs. The layout maximises space and light, making it a delightful area to relax and unwind.

One of the standout features of this property is the generous rear garden, providing a private outdoor retreat. This space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air and sunshine. It offers ample room for outdoor furniture, making it an ideal spot for summer barbecues or peaceful morning coffees.

Located in a vibrant community, this home is conveniently situated near local amenities, ensuring that everything you need is within easy reach. Whether you are looking to invest in your first home or seeking a cosy retreat, this semi-detached house on High Street is a wonderful choice. Do not miss the chance to make this unique property your own.

Front Exterior

Set back behind a traditional stone wall, the front exterior of this charming home is bordered by lush greenery, adding to its inviting character. A paved path with stone steps leads up to PVCU double glazed front door featuring a distinctive oval glass panel with decorative detailing, welcoming you inside.

Hallway

The hallway is bright and welcoming, featuring light flooring that guides you through the home. A subtle decorative wall design adds personality, while natural light filters through, enhancing the space's airy feel. Door leads to the living room and stairs to access the upper floor.

Living Room

21'9" x 9'11"

This generous living room is filled with natural light from a wide window, offering views over the garden. The space is carpeted for comfort and includes a cosy seating area with a sofa dressed in a vibrant mustard throw. A desk and musical equipment add a personal touch, making this a versatile room for relaxation and hobbies.

Kitchen/ Sitting Room

24'2" x 15'1"

The kitchen/Sitting Room is bright and practical with a large windows overlooking the garden and exterior of the property allowing plenty of natural light. It features white cabinetry topped with warm wooden work surfaces, integrated appliances including an oven and hob, dishwasher, and a farmhouse-style sink. Patterned flooring adds subtle character to the space. The sitting area boasts space for a sofa and dining table with soft carpeting underfoot. Door allowing access to bathroom. Open staircase allows access to the loft bedroom.

Bathroom

10'12" x 5'11"

The bathroom is modern and well-appointed, featuring a white suite with a bath and shower combination. Neutral wall tiles in a wood-effect design bring warmth, complemented by a wooden ceiling that adds character. A large mirror and clean lines create a fresh and inviting space.

Loft Bedroom

24'1" x 12'2"

The attic room is a bright and versatile space with sloped ceilings painted white and striking orange accent walls. It is currently arranged as a dual-purpose area with a comfortable bed at one end and a music practice corner with an electronic drum kit and bookshelves at the other. The room benefits from windows that floods the space with light and ample built-in storage with louvered doors.

Rear Garden

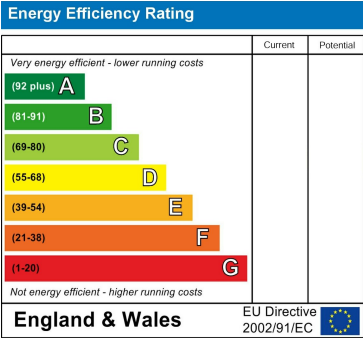
The rear garden provides a private outdoor space with a mix of paved and gravel paths leading through well-established plants and shrubs. It extends into a more natural area with mature greenery and lawn, creating a peaceful backdrop and opportunities for gardening or relaxing in nature.



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.

