

FREEHOLD



House - Semi-Detached (EPC Rating: )

8 ALFRED STREET, GILFACH GOCH, PORTH,  
CF39 8TL

£235,000



# 4 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of Gilfach Goch, this delightful semi-detached house on Alfred Street offers a wonderful opportunity for families or those seeking a spacious home. With four well-proportioned bedrooms, this property provides ample space for comfortable living. The inviting reception room serves as a perfect gathering place for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and functionality, making it an ideal choice for those looking to settle in a friendly community.

Gilfach Goch is known for its picturesque surroundings and a strong sense of community, making it a desirable location for families. The area boasts local amenities, schools, and parks, all within easy reach, enhancing the appeal of this lovely home.

This property presents a fantastic opportunity to create lasting memories in a vibrant neighbourhood. Whether you are a first-time buyer or looking to expand your property portfolio, this semi-detached house is worth considering. Don't miss the chance to make this charming residence your own.

## Bedroom 1

The main bedroom offers a calm and restful atmosphere with a soft grey upholstered bed and a decorative olive-green panelled feature wall behind it. Twin bedside tables sit either side of the bed, and a white chest of drawers provides additional storage. A large window dressed with wooden blinds allows natural light to fill the room.

## Bedroom 2

A pretty second bedroom is ideal for a child or guest, with a single grey upholstered bed and a built-in cupboard with panelled doors painted in a soft lilac shade. The room also features a white chest of drawers, a dressing table with a chair, and a window with blinds that overlooks the outside.

## Bedroom 3

This cosy bedroom benefits from a striking wood panel feature behind the bed and ceiling height windows with dark blinds. The room is compact and furnished with a double bed dressed in playful bedding, making it a welcoming personal space.

## Bedroom 4

The main bedroom offers a calm and restful atmosphere with a soft grey upholstered bed and a decorative olive-green panelled feature wall behind it. Twin bedside tables sit either side of the bed, and a white chest of drawers provides additional storage. A large window dressed with wooden blinds allows natural light to fill the room.

## Outbuilding

A compact but well-appointed workspace is furnished with a desk, lamp and chair, perfect for working from home or pursuing hobbies in a quiet environment. The room is bright and includes natural light from a window, with a clean, simple design.

## Rear Garden

The rear garden is tiered with a decking area furnished with outdoor seating that is ideal for relaxing or entertaining. Steps lead down to a lawn area that is fenced for privacy and safe for children or pets. The garden enjoys an open outlook over a grassy embankment beyond the boundary.

## Covered Patio Area

A covered outdoor seating area with neutral decking and a hanging swing chair offers a charming spot to unwind. The space is sheltered and features recessed lighting and a shelf for plants or decoration, enhancing its cosy feel.

## Hallway

This welcoming hallway features a bright and airy atmosphere with white walls and decorative panelling. A large, round mirror hangs above a stylish radiator cover with a wooden top, creating a neat and inviting entrance space with natural light filtering in from the front door.

## Living Room

The living room offers a cosy yet spacious setting, with a large bay window fitted with wooden blinds allowing plenty of natural light to fill the room. It features a comfortable L-shaped sofa and an armchair, centred around a wall-mounted flat-screen TV and an inset modern fireplace. Built-in shelves and cabinets provide elegant storage and display areas, all complemented by a neutral carpet and soft ceiling light fittings.

## Kitchen

The kitchen is bright and contemporary, with cream cabinetry and light wooden worktops that create a warm and welcoming feel. It includes a central breakfast bar with seating for four, perfect for casual dining or entertaining. Neutral tiled splashbacks and integrated appliances, including an oven and a fridge freezer, blend seamlessly with the space. Recessed ceiling spotlights ensure the room is well-lit, and a doorway leads through to the conservatory at the rear.

## Conservatory

PVCu double-glazed windows and French doors to the side allow for plenty of natural light while providing access to the exterior. The room is finished with stylish ceramic tiled flooring and benefits from conveniently placed power points.

## Bathroom

A beautifully appointed bathroom enjoying a rear-facing PVCu double-glazed window, allowing for natural light and a sense of calm. The space features a contemporary suite comprising a relaxing bath and separate walk-in shower, alongside a pedestal wash hand basin and low-level



WC. Finished to a high standard with a blend of elegant ceramic tiling and smooth, neutral décor, the room is complemented by sleek tiled flooring and a heated towel rail, creating a stylish, spa-like retreat ideal for unwinding at the end of the day.

#### Utility Room

A well-appointed and practical utility space, thoughtfully designed with built-in shelving to maximise storage. The area is fully equipped with plumbing for both a washing machine and tumble dryer, offering convenience for modern living. Finished with stylish ceramic tiled flooring and ample power points, this space combines functionality with a clean, contemporary feel.

#### Landing

bright and inviting landing area, enhanced by a side-facing PVCu double-glazed window that fills the space with natural light. A striking glass-panelled balustrade with a sleek matching handrail adds a contemporary touch, creating a stylish first impression. The landing provides access to all bedrooms and features modern spotlighting, a fitted carpet for added comfort, and useful built-in storage. Additional benefits include access to the combi boiler, loft access, and conveniently positioned power points.



Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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