

FREEHOLD



House - Terraced (EPC Rating: E)

16 BELMONT TERRACE, PORTH, CF39 9LB

£239,999



4 Bedroom House - Terraced located in Porth

END OF TERRACE***FOUR BEDROOMS***USEFUL ATTIC SPACE***OUTBUILDING***UTILITY ROOM***EN-SUITE***

Situated on a sought-after side street in the desirable Glynfach area of Porth, this beautifully presented end-of-terrace home offers generous, versatile accommodation perfectly suited to modern family living.

The property welcomes you with a bright and inviting lounge/diner, ideal for both relaxing and entertaining. To the rear, a spacious and contemporary kitchen/breakfast room provides the true heart of the home, thoughtfully designed with ample storage and workspace, along with a dedicated breakfast bar area for casual dining. A separate utility room and convenient ground floor cloakroom further enhance the practicality of the layout.

To the first floor, the property boasts four well-proportioned bedrooms, offering flexible accommodation for growing families, home working, or guest space. The primary bedroom benefits from its own en-suite facilities, while a stylish family bathroom serves the remaining bedrooms. Stairs provide access to a useful attic space, ideal for additional storage.

Hall

Step through a striking composite front door in an elegant 'Porcelain Blue' finish and into a welcoming entrance hallway. The space features smooth plastered walls in a soft emulsion tone, complemented by a stylish brick-effect feature that adds texture and character. A sleek flat ceiling is enhanced by two centrally positioned light fittings, creating a bright and inviting first impression. Porcelain floor tiles offer both durability and contemporary appeal, while a radiator ensures comfort throughout the seasons. A door leads seamlessly through to the spacious lounge/diner beyond.

Lounge/Diner

22'6" x 11'8"

A PVCu double glazed window to the front elevation, complete with stylish wooden shutters, allows for both natural light and privacy. The room is finished with smooth plastered walls in a neutral emulsion, complemented by a flat ceiling with two centrally positioned light fittings.

Karndean LVT flooring runs underfoot, offering a practical yet contemporary finish. A stand out feature of the space is the attractive fire surround with an inset log burner, creating a warm and inviting focal point. Additional benefits include a radiator, ample power points, TV points, and a door providing seamless access through to the kitchen/breakfast room.

Lounge/Diner.

22'6" x 11'8"

Image 2

Lounge/Diner..

22'6" x 11'8"

Image 3

Lounge/Diner...

22'6" x 11'8"

Image 4

Kitchen/Breakfast Room

21'0" x 14'2"

A PVCu double glazed door to the side and a PVCu double glazed window to the rear provide excellent natural light and convenient access. The room is finished with smooth plastered walls in a neutral emulsion and a flat ceiling fitted with contemporary spotlights. Karndean LVT flooring continues underfoot, enhancing the modern feel while offering durability and ease of maintenance.

This sleek and stylish kitchen is fitted with an extensive range of wall and base units, creating ample storage and workspace. Integrated appliances include a built-in oven, five-ring induction hob with overhead extractor fan, integral fridge/freezer, dishwasher, and wine cooler — perfectly suited for modern living and entertaining. A breakfast bar area offers an ideal spot for casual dining, morning coffee, or socialising while cooking.

Further features include a radiator, multiple power points, useful under-stairs storage, and a door leading to the utility room/cloaks.

Kitchen/Breakfast Room.

21'0" x 14'2"

Image 2

Kitchen/Breakfast Room..

21'0" x 14'2"

Image 3

Cloaks

A PVCu double glazed window to the rear allows for natural light and ventilation. The room is finished with smooth plastered walls in a neutral emulsion and a flat ceiling, maintaining a clean and cohesive look. Karndean LVT flooring continues underfoot, offering both style and practicality.

The suite comprises a low-level W/C and a contemporary space-saver wash hand basin, making excellent use of the available space.

Utility Room

5'8" x 5'4"

A PVCu double glazed window to the rear provides natural light to the room. The space is finished with smooth plastered walls in a neutral emulsion and a flat ceiling, continuing the home's clean and contemporary style. Karndean LVT flooring runs underfoot, offering both practicality and durability.

Fitted base units provide useful storage, along with designated space for a washing machine and tumble dryer. Additional features include power points, a cupboard discreetly housing the boiler, and a door allowing access to the cloakroom.

Landing Area

Finished with smooth plastered walls in a neutral emulsion, the landing features a flat ceiling with two centrally positioned light fittings, creating a bright and airy feel. Fitted carpet adds warmth and comfort underfoot.

Doors provide access to four well-proportioned bedrooms and the family bathroom, while stairs lead to a useful attic space, offering additional storage or potential for further use.

Bedroom 1

14'3" x 10'5"

A well-appointed primary bedroom with the added benefit of a private en-suite. A PVCu double glazed window to the rear elevation, complete with wooden shutters, provides natural light while maintaining privacy.

The room is tastefully finished with smooth plastered walls in a neutral emulsion and a flat ceiling with a central light fitting. Fitted carpet enhances comfort underfoot, and further features include a radiator and ample power points. A door leads through to the en-suite facilities.

Bedroom 1.

14'3" x 10'5"

Image 2

En Suite

9'7" x 3'2"

A spacious and well-appointed en-suite benefiting from a PVCu double glazed window to the rear, allowing for natural light and ventilation. The walls are finished with a stylish combination of part porcelain tiling and part smooth plaster in a neutral emulsion, creating a contemporary look.

A flat ceiling with inset spotlights enhances the modern feel, while Karndean LVT flooring provides both durability and elegance underfoot. The suite comprises a walk-in shower, space-saver wash hand basin, and low-level W/C. A heated towel rail completes the space, adding comfort and practicality.

Bedroom 2

12'4" x 8'2"

A PVCu double glazed window to the front elevation, complete with wooden shutters, allows for excellent natural light while offering privacy and style. The room is finished with smooth plastered walls in a neutral emulsion and a flat ceiling with a central light fitting.

Fitted carpet provides comfort underfoot, and additional features include a radiator and ample power points.

Bedroom 3

9'1" x 8'3"

A PVCu double glazed window to the side elevation, complete with wooden shutters, allows for excellent natural light while offering privacy and style. The room is finished with smooth plastered walls in a neutral emulsion and a flat ceiling with a central light fitting.

Fitted carpet provides comfort underfoot, and additional features include a radiator and ample power points.



OSBORNE
ESTATES

Bedroom 4

8'9" x 7'0"

A PVCu double glazed window to the front elevation, complete with wooden shutters, allows for excellent natural light while offering privacy and style. The room is finished with smooth plastered walls in a neutral emulsion and a flat ceiling with a central light fitting.

Fitted carpet provides comfort underfoot, and additional features include a radiator and ample power points.

Bathroom

14'2" x 5'8"

A beautifully appointed bathroom featuring a PVCu double glazed window to the rear, providing natural light and ventilation. The walls are finished with a stylish combination of part porcelain tiling and part smooth plaster in a neutral emulsion, creating a contemporary and elegant feel.

Karndean LVT flooring runs underfoot, complemented by a flat ceiling with inset spotlights that enhance the modern aesthetic. The suite comprises a freestanding bath, walk-in shower, space-saver wash hand basin, and low-level W/C. A heated towel rail completes the space, adding both comfort and practicality.

Bathroom.

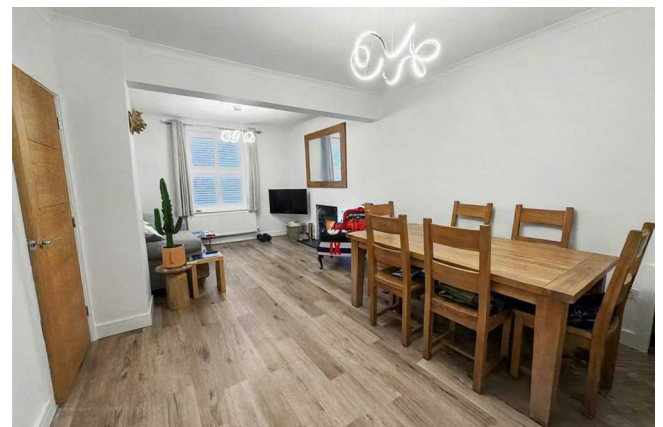
14'2" x 5'8"

Image 2

Useful Attic Space

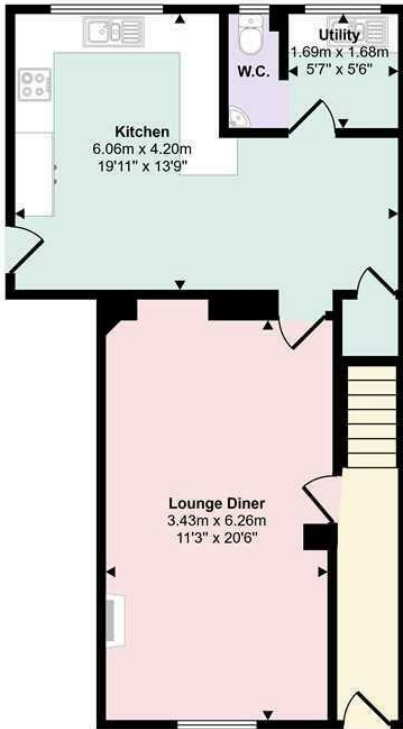
A Velux roof window allows natural light to flood the room, enhancing the bright and airy atmosphere. The space is finished with smooth plastered walls in a neutral emulsion and a central light fitting.

Fitted carpet provides comfort underfoot, while additional features include useful eaves storage, a radiator, and ample power points.

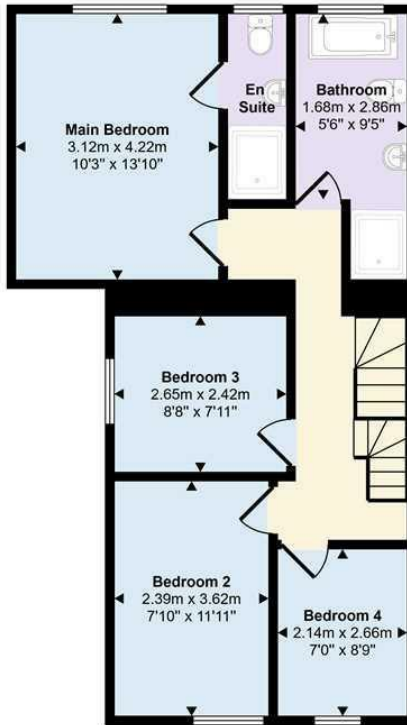


TONYPANDY | 97A DUNRAVEN STREET, TONYPANDY, CF40 1AR

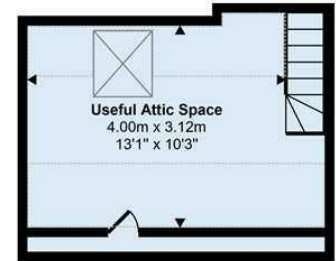
Approx Gross Internal Area
129 sq m / 1388 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft



First Floor
Approx 57 sq m / 614 sq ft



Second Floor
Approx 16 sq m / 177 sq ft

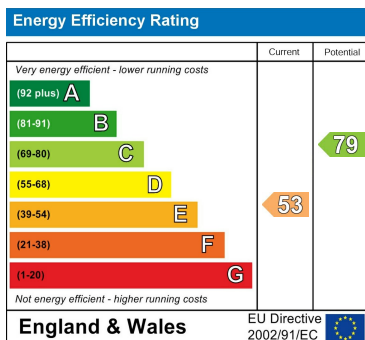
Denotes head height below 1.5m

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

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.