

FREEHOLD



House - Detached (EPC Rating: C)

30 PLEASANT HEIGHTS, PORTH, CF39 0LZ

Offers Over

£309,999



3 Bedroom House - Detached located in Porth

Osborne Estates are pleased to introduce this stunning detached property located in the sought after Pleasant Heights area of Porth. Situated in a prime position, this home boasts a driveway with off-road parking, offering convenience and ease for residents. The property features three bedrooms, including an en-suite to the master bedroom, along with a family bathroom, making it an ideal space for a growing family or those looking for extra comfort. The open views from the front of the property add to the appeal, giving a sense of tranquility and charm.

Pleasant Heights itself is a desirable location, with easy access to amenities and transport links, making daily life a breeze. Nearby points of interest include local schools, parks and shops providing convenience.

This property is in excellent condition, ready to be made into a welcoming and comfortable home. Don't miss out on the chance to view this fantastic property, contact us now to arrange a viewing and take the first step towards finding your dream home.

View to front

Image 1

Exterior

Image 2

Hall

Enter via composite front door into the reception hall. Plain plaster and emulsion décor finished to a flat ceiling and a central light fittings. Laminate flooring. Radiator. Power points. Doors allowing access to cloak, lounge, sitting room and kitchen/diner. under-stairs storage.

Cloaks

5'8" x 3'3"

PVCU double glazed window to Front. Part ceramic tiled and part plain plastered emulsion décor finished to a flat ceiling and central light fitting. Ceramic tiled flooring. Heated towel rail. Suite comprises of a vanity unit wash hand basin and W/C.

Lounge

14'2" x 10'3"

Image 1

PVCU double glazed windows to front. Plain plaster and emulsion décor with wall panelling finished to a flat ceiling and a central light fittings. Fitted carpet. Radiator. Power points.

Lounge.

14'2" x 10'3"

Image 2

Lounge..

14'2" x 10'3"

Image 3

Sitting Room

19'4" x 8'6"

Image 1

PVCU double glazed windows to front. Plain plaster and emulsion décor finished to a flat ceiling and two central light fittings. Laminate flooring. Radiator. Power points.

Sitting Room.

19'4" x 8'6"

Image 2

Kitchen/Diner

21'8" x 9'7"

Image 1

PVCU double glazed windows to rear. PVCU double glazed patio doors to rear. A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, hob and overhead extractor fan. Part tiled and part plain plaster and emulsion décor finished to a flat ceiling and spot lighting. Laminate flooring. Radiator. Power points. Door allowing access to utility.

Kitchen/Diner.

21'8" x 9'7"

Image 2

Kitchen/Diner..

21'8" x 9'7"

Image 3

Kitchen/Diner...

21'8" x 9'7"

Image 4

Utility Room

6'7" x 5'2"

PVCU double glazed door to rear. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Laminate flooring. Power points.

Landing Area

Plain plaster and emulsion décor to a flat ceiling and central light fitting. Attic access. Doors allowing access to bedrooms and bathroom.

Bedroom 1

10'9" x 10'5"

Image 1

PVCU double glazed window to front. Built in wardrobe. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Wall lights. Fitted carpet. Radiator. Power points. Door to en-suite.

Bedroom 1.

10'9" x 10'5"

Image 2

En Suite

10'8" x 4'1"

Image 1

Suite comprising walk in shower, pedestal wash hand basin and low level W/C. Fully ceramic tiled décor finished to spot lighting. Vinyl flooring. Heated towel rail. Electric extractor fan.

En Suite.

10'8" x 4'1"

Image 2

Bedroom 2

10'3" x 9'1"

Image 1

PVCU double glazed window to rear. plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points.

Bedroom 2.

10'3" x 9'1"

Image 2

Bedroom 3

9'4" x 7'6"

Image 1

PVCU double glazed window to front. Built in wardrobes. Part wall panelling and part plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points.



Bathroom

9'4" x 7'6"

PVCU double glazed window to rear. Suite comprising bath with over head shower, vanity unit with inset wash hand basin and low level W/C. Fully ceramic tiled décor finished to a spot lighting. Ceramic tiled flooring. Heated towel rail. Electric extractor fan.

Rear Garden

Image 1

Fully enclosed flat rear garden laid to patio area. Side access.

Rear Garden.

Image 2

Rear Garden..

Image 3

Rear Garden...

Image 4

Driveway

Driveway with off road parking to the front of the property.

View From Front of Property

Image 1

Open views from the front of the property looking over the local countryside.

View From Front of Property.

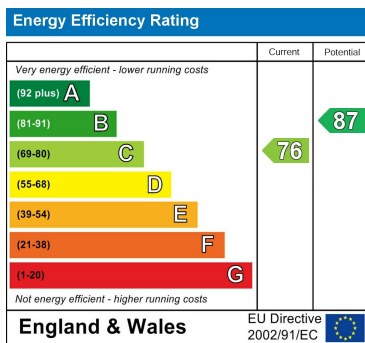
Image 2



Council Tax Band

D

Energy Performance Graph



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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.

