

FREEHOLD



House - Terraced (EPC Rating: )

121 ABERCERDIN ROAD, EVANSTOWN,  
GILFACH GOCH, PORTH, CF39 8RR

£220,000



# 3 Bedroom House - Terraced located in Porth

Nestled on Abercerdin Road in the charming village of Evanstown, Gilfach Goch, this delightful terraced house offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The heart of the home is the open plan kitchen and sitting room, which creates a warm and inviting atmosphere. This layout not only enhances the flow of the living space but also allows for easy interaction with family and guests. Natural light floods the area, accentuating the contemporary design and making it a lovely place to cook and unwind.

One of the standout features of this property is the Juliette balcony off the primary bedroom, offering stunning open views across the picturesque countryside. Imagine waking up to the beauty of nature right outside your window, providing a serene backdrop to your daily life.

This house is not just a home; it is a lifestyle choice, set in a tranquil location that combines the charm of village living with the convenience of nearby amenities. Whether you are looking for a family home or a peaceful retreat, this property on Abercerdin Road is sure to impress. Don't miss the opportunity to make this lovely house your new home.

## Porch

4.9 x 3.3

This welcoming porch features wood style vinyl flooring and panelled walls, creating a cosy entrance. A decorative glass-panelled door leads into the home, with a handy coat rack and shoe storage neatly arranged to one side, offering practical storage space.

## Living Room

12.7 x 11.6

The living room offers a comfortable and inviting space, benefiting from a feature fireplace with a stone surround, complemented by a mounted TV above. Natural light floods in through a front-facing window with wooden blinds, highlighting the neutral-toned walls and wood-effect flooring. This room is thoughtfully arranged for both relaxation and work.

## Dining Room/Games Room

14.5 x 12.6

The dining room/games room is spacious and bright, with wood-effect vinyl flooring and neutral walls that create a fresh and airy atmosphere. An open staircase with wooden banisters lead upstairs, while doorways connect this room to lounge, kitchen and w/c, enhancing the flow of the home.

## Kitchen/Sitting Room

25.3 x 13.4

The kitchen is modern and well-equipped with sleek white cabinetry and vibrant green upper cupboards adding a lively splash of colour. It features integrated appliances, including an oven and grill, two fridge/freezers, hob and over-head extractor fan. Light wood-effect vinyl flooring complements the cabinetry, while a tiled splashback adds texture. French doors with curtains open to the garden, inviting natural light and making the kitchen a bright, social hub. The kitchen flows seamlessly into the sitting area, making it ideal for both relaxing and entertaining. The room also benefits from light wood-effect vinyl flooring and a small window that offers views to the outside.

## W/C

5 x 3

This compact cloakroom warmly contrasts a feature wall with faux

stone cladding against pale blue paint, creating a distinctive look. It includes a white toilet and a small white vanity unit with a basin, offering both style and practical function within a small space.

## Landing

A large double landing. Featuring neutral plater walls and fitted carpet. Doors leading to three double bedrooms and family bathroom.

## Bedroom 1

12.9 x 9.5

Bedroom 1 is a spacious, light-filled room with carpet underfoot and neutral-toned walls that create a calm atmosphere. A large bed is positioned centrally, and there is a desk in one corner, perfect for work or study. Floor-to-ceiling wardrobes provide ample storage. French doors with curtains open onto a Juliette balcony allowing natural light to flood in and offering views of the garden outside.

## Bedroom 2

10.7 x 13

Bedroom 2 is a cosy room with soft carpet flooring and calming neutral walls. A large double bed with a deep burgundy bedspread takes centre stage, with plenty of storage including a chest of drawers and wardrobes. The room is brightened by a single window dressed with wooden blinds and stained glass detailing above, adding subtle character to the space.

## Bedroom 3

13.9 x 9.6

Bedroom 3 is a spacious room with light blue walls and soft carpet flooring. A double bed with a patterned bedspread fits comfortably, with a chest of drawers and wardrobes providing storage. Two windows allow natural light to brighten the room and offer views to the outside.

## Bathroom

12.3 x 11.8

The family bathroom is spacious and modern, decorated in a calming blue palette. It features a large freestanding bathtub, a separate corner shower unit, and a double vanity with twin sinks beneath a large mirror. A window provides natural light, and the room is finished with light flooring and complementary tiling, making it a fresh and inviting space.



#### Rear Garden

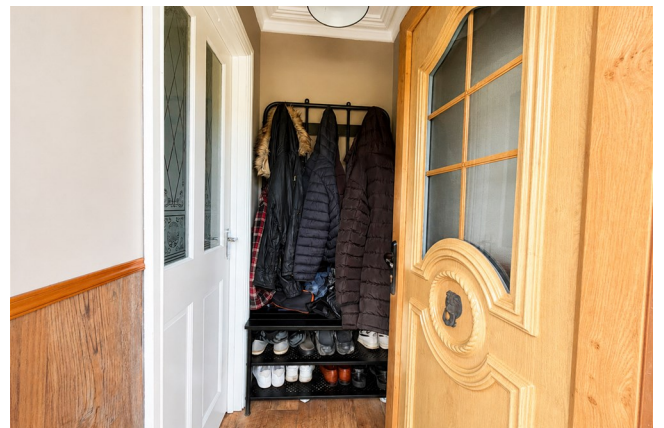
The rear garden is a sunny, well-maintained space featuring a glass balustrade and artificial grass for easy upkeep. Decorative planters add a touch of greenery, while a comfortable seating area beneath a pergola provides a perfect spot for relaxation or entertaining. The garden enjoys open views of the surrounding countryside, creating a peaceful and private outdoor retreat.

#### Front Exterior

The front exterior presents a charming terraced house with a smooth rendered façade with Irish Oak PVCU double glazed windows. A low stone wall with gate encloses a small, neatly maintained garden area featuring artificial grass, seating, and decorative planting. The front door is Irish Oak PVCU double glazed and includes a decorative glazed panel, framed by external wall lamps and a small awning above.

#### View


From the front elevation, the property enjoys open views over the road to the surrounding green hills, offering a pleasant outlook and a sense of space beyond the immediate street scene.



Council Tax Band

A

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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