

FREEHOLD



House - Terraced (EPC Rating: D)

14 ADARE STREET, PORTH, CF39 8RU

£115,000



3 Bedroom House - Terraced located in Porth

Nestled in the charming area of Adare Street, Gilfach Goch, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The appealing layout of the property allows for personalisation, enabling you to create a space that truly reflects your style and needs. Do not miss the chance to make this lovely house your new home.

Hall

Enter via PVCU double glazed front door into a welcoming porch, finished with smooth plastered walls in emulsion and a textured ceiling with a central light fitting. The space is laid to Laminate flooring. Internal door provide access to the lounge.

Lounge

11'6" x 14'1"

Image 1

The lounge is finished with smooth plastered walls in emulsion and a textured ceiling with a central light fitting. A stylish feature fire surround with inset gas fire, matching hearth, and back plate creates a welcoming focal point. The room is completed with fitted laminate flooring, radiator and multiple power points.

Lounge.

11'6" x 14'1"

Image 2

Lounge..

11'6" x 14'1"

Image 3

Sitting Room

11'5" x 8'7"

Image 1

Featuring a PVCU double glazed window to the front, this lounge is finished with smooth plastered walls in emulsion and a textured ceiling with a central light fitting. The room is completed with laminate flooring, radiator and multiple power points. Double Internal door provide access to the lounge.

Sitting Room.

11'5" x 8'7"

Image 2

Kitchen

14'5" x 8'5"

Image 1

A wooden sky light, allowing for plenty of natural light. The

kitchen is fitted with a range of matching wall and base units, complemented by heat resistant work surfaces and an inset sink with drainer and mixer tap. The room features a plain plaster and emulsion walls, a textured ceiling with a central light fitting and ceramic tiled flooring. Additional features include a radiator and multiple power points. Internal door allowing access to bathroom.

Kitchen.

14'5" x 8'5"

Image 2

Kitchen..

14'5" x 8'5"

Image 3

Bathroom

9'7" x 7'5"

PVCU double glazed window to the rear. Walls PVC wall panelling with an emulsion finish, complemented by a textured ceiling with a central light fitting. The suite features a walk in shower, pedestal wash hand basin and a W/C. Ceramic tiled flooring and heated towel rail.

Landing Area

PVCU double glazed window to rear. Plain plastered decor finished to a textured ceiling with an emulsion finish and central light fitting. Fitted carpet flooring. Access to the attic. Doors lead to the bedrooms.

Bedroom 1

12'4" x 8'3"

Image 1

PVCU double glazed window to the front. Textured ceiling with an emulsion finish, part plastered and part papered walls with a central light fitting. Fitted carpet, radiator and power points.

Bedroom 1.

12'4" x 8'3"

Image 2



Bedroom 2

9'6" x 9'1"

Image 1

PVCU double glazed window to the rear. Textured ceiling with an emulsion finish, plastered walls and central light fitting. Fitted carpet, radiator and power points.

Bedroom 2.

9'6" x 9'1"

Image 2

Bedroom 3

9'1" x 6'1"

PVCU double glazed window to the front. Textured ceiling with an emulsion finish, plastered walls and central light fitting. Fitted carpet, radiator and power points.

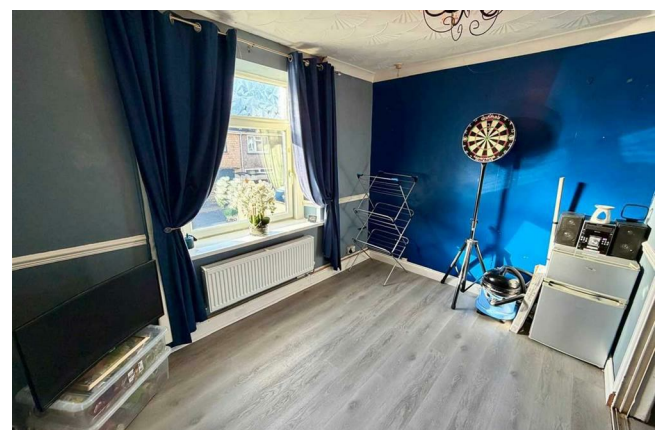
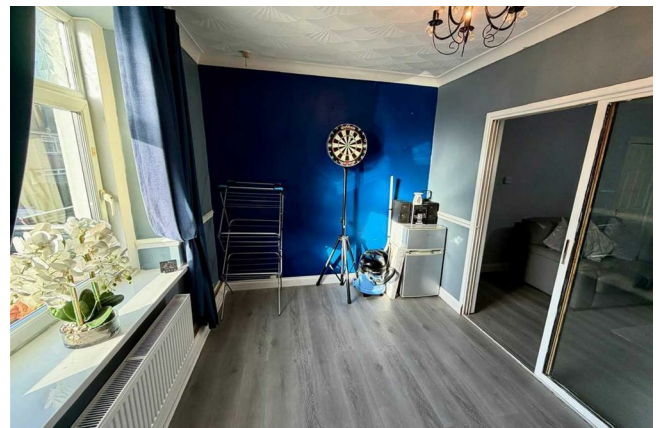
Rear Garden

Image 1

Steps leading up to rear garden. Access to garage. Open views looking over the local countryside.

Rear Garden.

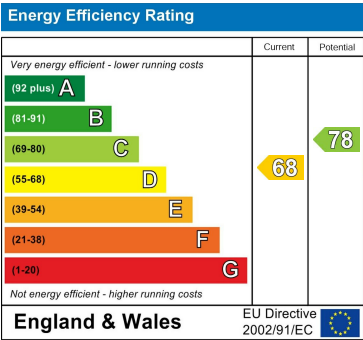
Image 2



Council Tax Band

A

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.

