FREEHOLD







House - Semi-Detached (EPC Rating: C)

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

£164,995

OSBORNE ESTATES

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3 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of Gilfach Goch, Porth, this delightful house on Alfred Street offers a wonderful opportunity for those seeking a comfortable and inviting home. The property is situated in a friendly neighbourhood, known for its community spirit and picturesque surroundings.

As you approach the house, you will be greeted by its appealing façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy atmosphere that enhances the overall appeal of the home.

The property features a generous living room, perfect for unwinding after a long day or hosting gatherings with family and friends. The kitchen is functional and well-equipped, making it an ideal space for culinary enthusiasts to whip up delicious meals. The bedrooms are spacious and comfortable, offering a peaceful retreat for rest and relaxation.

Outside, the property benefits from a modest garden, providing a lovely outdoor space for enjoying the fresh air or tending to plants. The location is conveniently close to local amenities, including shops, schools, and

Front Exterior

A neat and secure front exterior is defined by its low wall and wrought iron gate, providing a private entrance pathway to the property. The area is practical and easy to maintain, bordered by walls and ground covered with dark slate chippings, offering a tidy and contemporary feel.

Entrance Porch

6'2" x 4'11"

The entrance porch welcomes you with a compact, sheltered space featuring a decorative stained glass door that adds a touch of character and charm. This area offers a handy buffer zone between the exterior and the interior, tiled flooring, and white panelled walls, creating a fresh and clean first impression.

Living Room

20'8" x 10'5"

This spacious living room features light wood-effect laminate flooring and crisp white walls that brighten the space. A large window allows natural light to flood in, while the staircase provides a neat architectural focal point. The room is versatile and can comfortably accommodate various furniture arrangements, creating an inviting setting for relaxation or entertaining.

Kitchen / Diner

20'7" x 9'11"

The kitchen is generously proportioned with plenty of storage and work surfaces. Cream cabinets with wood trim complement the black countertops and black tiled flooring, creating a modern yet warm feel. A large window and double glass doors to the garden provide good natural light and easy access to the outdoor space, ideal for indoor-outdoor living.

Utility Room

16'4" x 6'12"

The utility room offers additional practical space with a granite-effect worktop and under-counter storage. With ample space for a washing machine and tumble dryer. The walls are painted a warm tone, and the black tiled floor continues the theme from the kitchen, providing a seamless flow between spaces. Door to the front and a door to the rear that provides convenient access to the garden area.

WC

4'6" x 2'

This WC features simple, neutral decor with beige walls and a white toilet. It is neatly tucked away, providing a practical and discreet facility on the ground floor.

Bathroom

6'3" x 5'4"

The bathroom is fitted with a white suite including a bath, pedestal sink, and toilet. The lower half of the walls are tiled in white with a decorative border, while the upper walls are painted a light grey. A frosted window allows for privacy while admitting natural light.

Bedroom 1

13'11" x 8'4"

This bedroom is bright and spacious, decorated in neutral tones with white walls and a dark carpet. Two built-in wardrobes provide valuable storage, and a large window lets in plenty of daylight, creating a calm and restful atmosphere.

Bedroom 2

10'6" x 9'12"

A cosy second bedroom featuring white walls and dark carpeting. The room benefits from built in storage and a good-sized window that fills the space with natural light, making it easy to furnish and personalise.



Bedroom 3

9'8" x 6'11"

This smaller bedroom is ideal for use as a study or single bedroom. It has neutral decor with white walls and a dark carpet, as well as a window letting in natural light, lending it a quiet and private feel. This room also has built in storage.



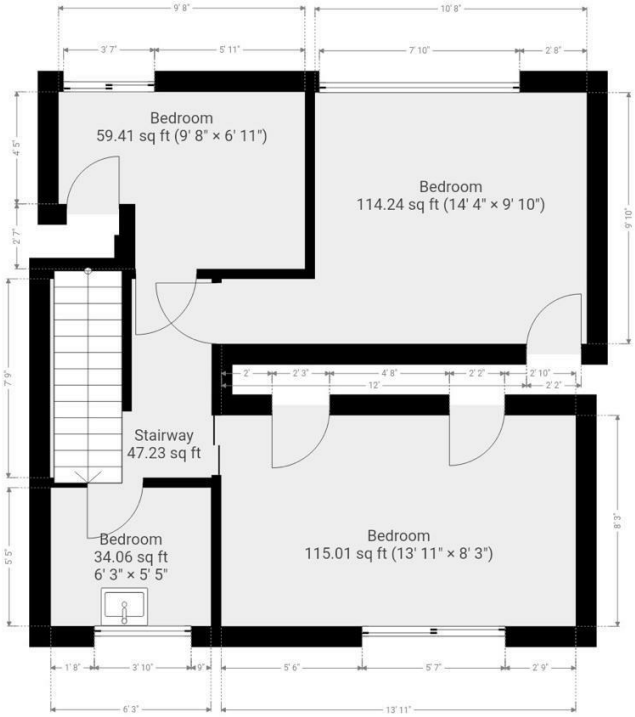
Landing

The landing is bright with white walls and carpeting, leading to three doors which provide access to the bedrooms and bathroom. Loft access.

Rear Garden

The rear garden includes a paved patio area ideal for seating or dining outdoors, with a grass section beyond that offers potential for planting or play. The garden is fully enclosed with wooden fencing, ensuring privacy and security, and benefits from a peaceful outlook with trees visible beyond the boundary.



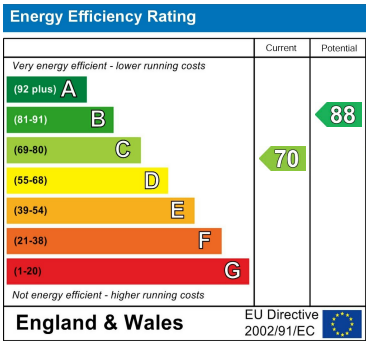


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