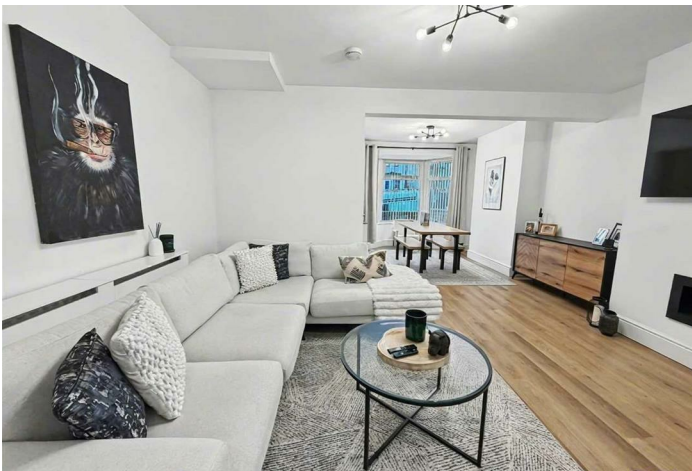


FREEHOLD



House - Semi-Detached (EPC Rating: C)

15 BEECH STREET, GILFACH GOCH,  
RHONDDA CYNON TAFF, CF39 8UD

£179,995



3



1



1



C

# 3 Bedroom House - Semi-Detached located in Gilfach Goch

\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*SOUGHT AFTER LOCATION\*\*\*FREEHOLD\*\*\*

Osborne Estates are pleased to offer to the market this beautifully maintained three bedroom semi detached home on Beech Street in Gilfach Goch. This property stands out for its excellent condition, thoughtfully presented throughout to create a welcoming and contemporary living space.

Stepping inside, you'll discover three bedrooms, perfect for families, first-time buyers or those looking for extra space to work from home. The bright and spacious lounge, complemented by large windows, enjoys open views over the picturesque local countryside bringing a sense of tranquillity to everyday living. The property also features a modern family bathroom, providing both style and functionality.

Outside, the home benefits from a private garden—ideal for relaxing in the sunshine or enjoying an evening with friends and family. Off-road parking is easily available, adding to the property's everyday convenience.

Beech Street is highly sought after for its blend of peace, community, and accessibility. The location offers easy access to local schools and there are a variety of charming local shops and amenities within walking distance. The scenic countryside surrounding Gilfach Goch is perfect for those who enjoy walking, cycling, or simply soaking up nature, with beautiful open views right from the doorstep.

Excellent road links ensure effortless connections to nearby towns, while regular public transport services make commuting to Cardiff, Bridgend or Pontypridd straightforward and convenient.

This splendid semi detached home combines the advantages of comfortable modern living with the joys of rural landscapes, all in a thriving community atmosphere. Arrange a viewing today and discover the full appeal of this exceptional property.

## Hall

Enter through a PVCU double glazed front door into a bright and welcoming reception hall, finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. The space is laid with laminate flooring and includes a radiator and multiple power points. Internal doors provide access to the lounge.

## Lounge

24'8" x 15'7"

Image 1

Featuring a PVCU double glazed bay window to the front, this spacious lounge is finished with smooth plastered walls in emulsion and a flat ceiling with two central light fittings. A stylish feature fire surround with inset bio ethanol fire which creates a welcoming focal point. The room is completed with laminate flooring, a radiator and multiple power points.

## Lounge.

24'8" x 15'7"

Image 2

## Lounge..

24'8" x 15'7"

Image 3

## Lounge...

24'8" x 15'7"

Image 4

## Kitchen

17'5" x 16'4"

Image 1

To the rear, there is a PVCU double glazed doors and a matching double glazed window and a skylight, 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. Integrated appliances include a built-in oven, hob, overhead extractor fan and dishwasher. The room features a part-tiled finish with plain plaster and emulsion walls, a flat ceiling with a central light fitting and spot lighting. Ceramic tiled flooring. Additional features include a radiator and multiple power points. Internal door allowing access to kitchen.

## Kitchen.

17'5" x 16'4"

Image 2

## Kitchen..

17'5" x 16'4"

Image 3

## Kitchen...

17'5" x 16'4"

Image 4

## Bathroom

7'10" x 6'4"

Image 1

PVCU double glazed window to the rear. Walls are part ceramic tiled and part smooth plastered with an emulsion finish, complemented by a flat ceiling with a central light fitting. The suite features a bath with over head shower, vanity unit with an inset wash hand basin and a W/C. Ceramic tiled flooring and heated towel rail.

## Bathroom.

7'10" x 6'4"

Image 2

## Landing Area

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

## Bedroom 1

15'9" x 9'7"

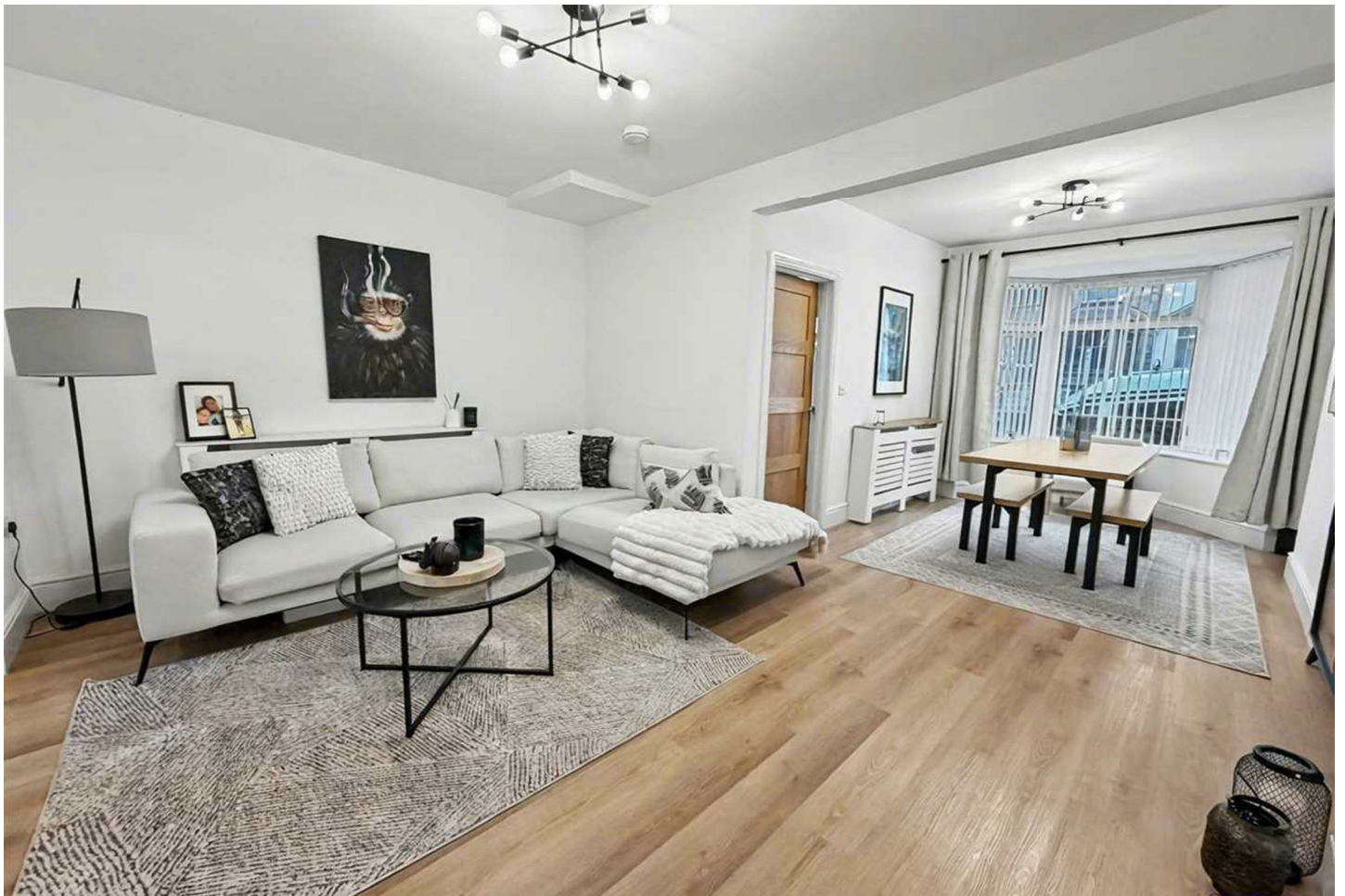
Image 1

Two PVCU double glazed windows to the front. Built-in wardrobes provide ample storage. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

## Bedroom 1.

15'9" x 9'7"

Image 2



**Bedroom 2**

11'10" x 7'10"

Image 1

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

**Bedroom 2.**

11'10" x 7'10"

Image 2

**Bedroom 3**

7'5" x 8'8"

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

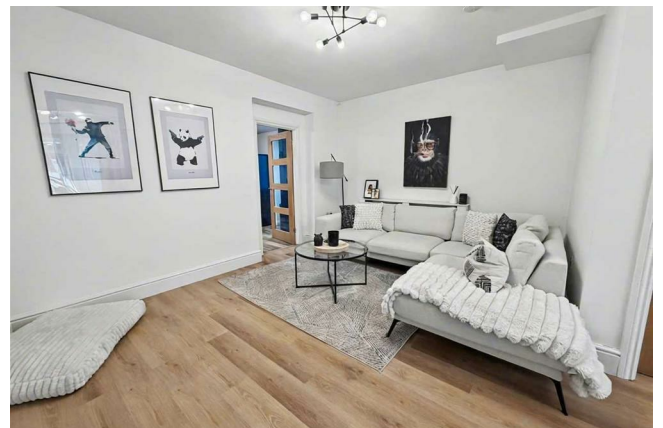
**Rear Garden**

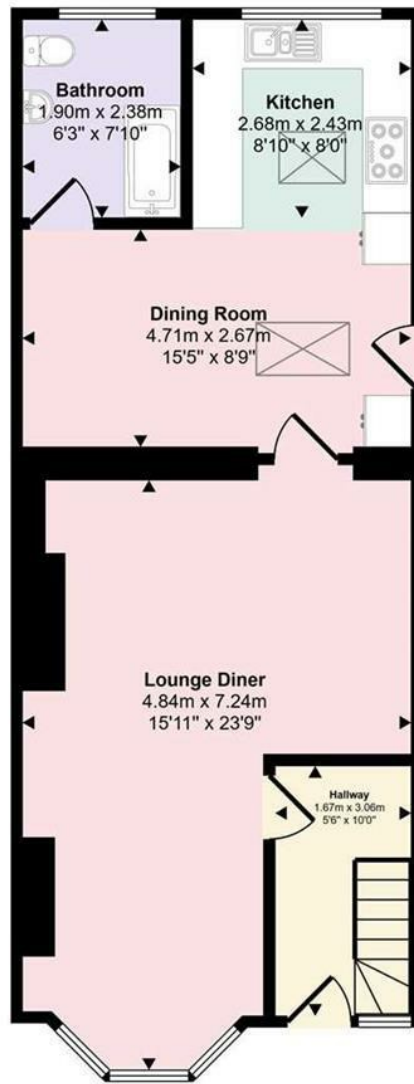
Image 1

Steps leading down to flat rear garden, garden lied to patio area, astro turf area and decked area. Outer building. Side access. Open views looking over the local countryside.

**View From Rear**

Open views looking over the local countryside.





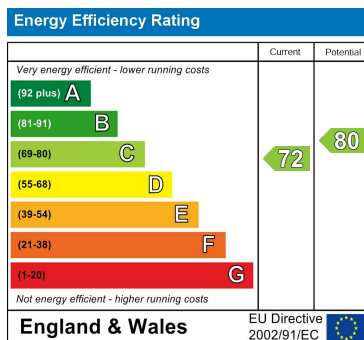
Ground Floor  
Approx 59 sq m / 635 sq ft

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



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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.