

FREEHOLD



House - Terraced (EPC Rating: C)

40 GETHIN TERRACE, PORTH, CF39 9TT

£159,995



# 3 Bedroom House - Terraced located in Porth

Osborne Estates are pleased to offer to the market this property nestled in the heart of Gethin Terrace, Porth, this delightful three bedroom terraced home presents an excellent opportunity for families and first time buyers alike. Offered in good condition throughout, the property boasts a welcoming ambience with generous living space, making it ideal for modern living.

Upon entering, you'll be greeted by a bright, spacious lounge, perfect for relaxing evenings or entertaining guests. The kitchen offers ample workspace and storage, seamlessly leading through to the family bathroom. Upstairs there are three bedrooms.

Located in the vibrant community of Porth, this home enjoys excellent local amenities. The bustling town centre, with its selection of independent shops, cafes, and essential services, is just a short stroll away. For families, there are well regarded schools nearby, while those commuting further afield will appreciate the close proximity to Porth railway station, offering swift connections to Cardiff and beyond.

Nature enthusiasts will delight in the scenic beauty of the surrounding Rhondda Valley, with parks and riverside walks right on your doorstep. The nearby Rhondda Heritage Park provides a fascinating insight into the area's rich history, while energetic residents can enjoy sporting facilities and leisure activities within easy reach.

This is a wonderful opportunity to settle into a welcoming home in a desirable part of Porth. Arrange a viewing today to fully appreciate all that this inviting property has to offer.

## Hall

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

## Lounge

20'9" x 13'4"

Image 1

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

## Lounge.

20'9" x 13'4"

Image 2

## Lounge..

20'9" x 13'4"

Image 3

## Kitchen

15'8" x 9'10"

Image 1

To the rear, there is PVCU double glazed patio doors and a 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 flat ceiling with spot lighting and ceramic tiled flooring. Additional features include a radiator and multiple power points.

## Kitchen.

15'8" x 9'10"

Image 2

## Kitchen..

15'8" x 9'10"

Image 3

## Bathroom

8'9" x 5'8"

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 spot lighting. The suite features a bath with over head shower, pedestal wash hand basin and a W/C. Ceramic tiled flooring and radiator.

## Landing Area

PVCU double glazed window to rear. 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

11'8" x 8'2"

Image 1

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

## Bedroom 1.

11'8" x 8'2"

Image 2

## Bedroom 2

10'2" x 8'9"

Image 1

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

## Bedroom 2.

10'2" x 8'9"

Image 2

## Bedroom 3

7'6" x 8'5"

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



Rear Garden

Image 1

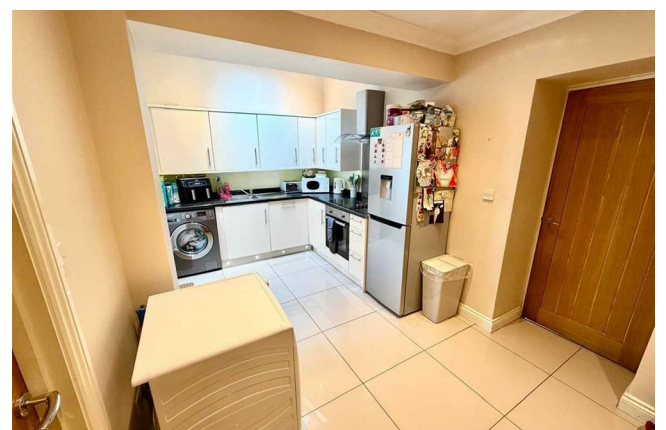
Small courtyard to rear, with steps leading to rear garden. Open views looking over the local countryside.

Rear Garden.

Image 2

Rear Garden..

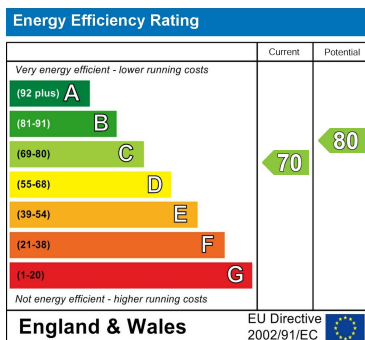
Image 3



Council Tax Band

**B**

Energy Performance Graph



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