



**Ffordd Llanbad, Gilfach Goch Porth CF39 8FL**

**welcome to**

## **Ffordd Llanbad, Gilfach Goch Porth**

Your Dream Family Home Is Now On The Market! With An Impressive Dormer Loft Conversion, Stunning Open Plan Kitchen/Diner And Tasteful Decor Throughout, We're excited to offer for sale this exceptional modern house, set in a peaceful area with excellent access to local amenities.

### **Entrance Hall**

Via composite front door, stairs to first floor and doors to all rooms

### **Cloakroom - W/C**

Comprising low level w/c and vanity wash basin, radiator, obscure double glazed window to front aspect

### **Reception Room One**

15' 4" widest x 10' 1" widest ( 4.67m widest x 3.07m widest )  
Double glazed window to front aspect, radiator

### **Reception Room Two**

14' 5" widest x 8' 1" widest ( 4.39m widest x 2.46m widest )  
Double glazed window to front aspect, radiator

### **Kitchen/Diner**

22' 7" widest x 10' 2" widest ( 6.88m widest x 3.10m widest )  
Range of wall and base units, work surfaces and kitchen island, inset sink and drainer with mixer tap, oven and induction hob with cooker hood over, integrated fridge/freezer and dishwasher, space for dining table, double glazed windows to rear and double glazed doors to garden

### **First Floor Landing**

Stairs from ground floor, loft access, doors to all rooms

### **Bedroom One**

14' 2" widest x 10' 3" widest ( 4.32m widest x 3.12m widest )  
Double glazed window, radiator

### **Bedroom Two**

21' 3" widest, some restricted h/h x 7' 1" widest, some

restricted h/h ( 6.48m widest, some restricted h/h x 2.16m widest, some restricted h/h )  
Double glazed doors to Juliet balcony, Velux style window, radiator

### **Bedroom Three**

11' 3" widest x 10' 7" widest ( 3.43m widest x 3.23m widest )  
Double glazed window to front aspect, radiator

### **Bedroom Four**

8' 1" widest x 7' 8" widest ( 2.46m widest x 2.34m widest )  
Double glazed window to front aspect, radiator

### **Bathroom**

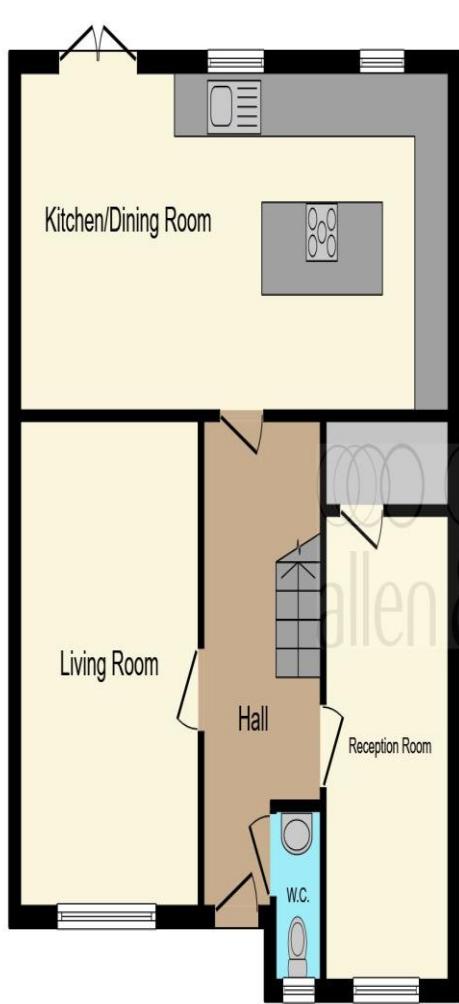
Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Double glazed window to rear and heated towel rail

### **Driveway**

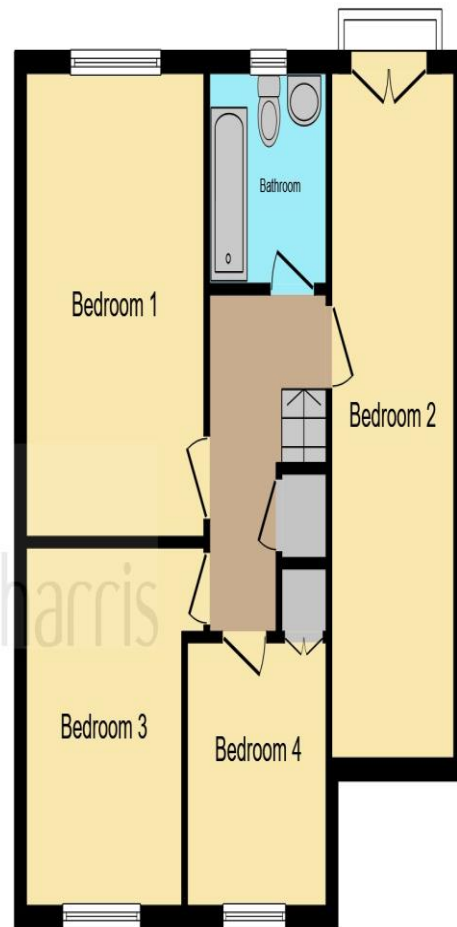
Paved with dropped kerb

### **Rear Gardens**

Paved seating area, artificial lawn, boundary fences



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Ffordd Llanbad,**  
**Gilfach Goch Porth**

- A Stunning Link-Detached House In A Sought After Location
- Two Reception Rooms
- A Breath-Taking Open Plan Kitchen/Diner With Fitted Appliances
- Four Bedrooms
- First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£285,000**



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Property Ref:  
TBG109884 - 0007

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allen & harris



**01443 237667**



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,  
Mid Glamorgan, CF72 8AE



**allenandharris.co.uk**