

FREEHOLD



House - Terraced (EPC Rating: C)

17 ADARE STREET, GILFACH GOCH, CF39
8RU

£124,995



3 Bedroom House - Terraced located in Gilfach Goch

Osborne Estates are delighted to offer to the market this charming three-bedroom terraced property in the heart of Gilfach Goch. This property offers generous living space and modern comforts, ideal for families, first-time buyers, or investors. Step inside to discover a bright and airy lounge, perfect for relaxing or entertaining. The home boasts a spacious family kitchen, as well as the added convenience of a downstairs W/C. Upstairs, you'll find three good-sized bedrooms, along with a versatile office space/dressing room—ideal for home working or extra storage. A family bathroom completes the first floor. To the rear, the property benefits from off-road parking, a rare find in this area. Offered to the market with no onward chain, this home is ready for you to move straight in.

Porch

Enter porch via PVCU double glazed front door. Plain plaster and emulsion decor finished to a textured ceiling with a central light fitting. Fitted carpet. Door allowing access to lounge.

Lounge

21'7" x 14'8"

PVCU double glazed window to front. Papered decor finished to a flat ceiling with two central light fittings. Fitted carpet. A feature fire surround with matching hearth and back plate with inset electric fire. Radiator. TV point. Power points. Door through to kitchen.

Lounge

Image 2

Lounge.

Image 3

Lounge..

Image 4

Kitchen

13'6" x 13'3"

Kitchen 4.11m (13'6") x 4.04m (13'3")

PVCU double glazed window to rear Plain plaster and emulsion decor finished to a flat ceiling with two central light fittings. Floor laid to vinyl. A fully fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink and taps. Built in oven, hob and over-head extractor fan. Radiator. Power points. Door to inner lobby.

Kitchen

Image 2

Kitchen.

Image 3

Kitchen..

Image 4

Inner Lobby & W/C

PVCU double glazed back door to rear/ Papered decor finished to a textured ceiling with a central light fitting. Floor laid to vinyl. Door allowing access to w/c.

Bedroom 1

12'5" x 8'2"

PVCU double glazed window to front. Papered decor finished to a textured ceiling with a central light fitting. Radiator. Power points.

Bedroom 1

Image 2

Bedroom 2

12'8" x 7'3"

PVCU double glazed window to rear. Papered decor finished to a textured ceiling with a central light fitting. Radiator. Power points. TV point.

Bedroom 2

Image 2

Bedroom 3

9'2" x 6'1"

PVCU double glazed window to front. Papered decor finished to a textured ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

Office/Dressing Room

9'5" x 9'1"

Plain plaster and emulsion decor finished to a textured ceiling with a central light fitting. Fitted carpet. Power points.



Office/Dressing Room

Image 2

Bathroom

9'6" x 5'5"

PVCU double glazed window to rear. PVCU cladding decor finished with a central light fitting. Floor laid to vinyl. A suite comprising of a walk-in shower, bath, pedestal wash hand basin and low level w/c. Radiator.

Bathroom

Image 2

Landing Area

Papered decor finished to a textured ceiling with a central light fitting. Fitted carpet. Doors allowing access to three bedrooms, office/dressing room and family bathroom.

Off Road Parking

Steps leading to off road parking to the rear.

Off Road Parking.

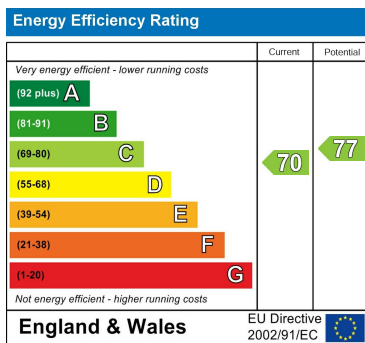
Image 2



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.

