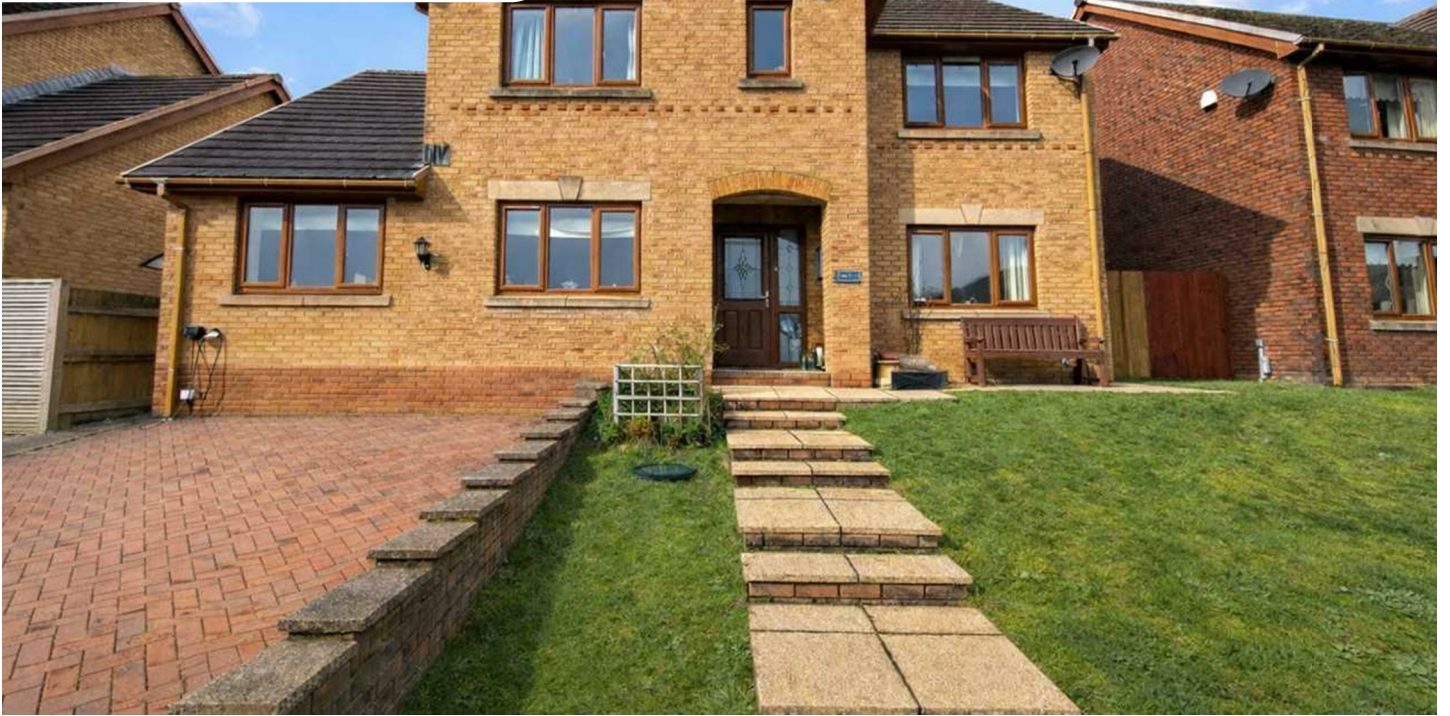


FREEHOLD



House - Detached (EPC Rating: C)

25 PLEASANT HEIGHTS, PORTH, CF39 0LZ

£419,999



# 4 Bedroom House - Detached located in Porth

Nestled in the highly sought-after Pleasant Heights development in Porth, this impressive detached family home presents an exceptional opportunity for those seeking comfort and space. With stunning, unspoilt views of the surrounding countryside, this property is a true gem.

Upon entering, you are welcomed into an inviting sitting room that sets the tone for the rest of the home. The spacious lounge/diner is perfect for family living and entertaining, providing ample room for gatherings and celebrations. The well-appointed kitchen, accompanied by a utility room and a convenient cloakroom, ensures that daily living is both practical and enjoyable.

The first floor boasts four well-proportioned bedrooms, including a primary bedroom that features its own en-suite shower room, offering a private retreat for relaxation. A modern family bathroom serves the additional bedrooms, ensuring that everyone has their own space.

Externally, the property is complemented by a private and level rear garden, fully enclosed for your peace and privacy, making it an ideal spot for outdoor relaxation or play. A useful bricked outbuilding with a tiled roof

## Reception Hall

16'0" x

Enter the reception hall through a PVCu double-glazed front door with a side glass panel, creating a bright and welcoming first impression. The space features smooth plastered and emulsion-finished walls, a flat ceiling with central light fitting, and laminate flooring underfoot. A radiator provides warmth, while an open staircase adds a sense of flow. From here, doors lead to the sitting room, lounge/diner, kitchen, and cloakroom.

## Sitting Room

21'7" x 11'0"

PVCu double-glazed window to the front enjoying unspoiled countryside views, with PVCu French doors to the rear providing access and additional natural light. Finished with plain plastered and emulsion walls and a flat ceiling with two central light fittings. Fitted carpet. A feature fire surround with inset gas fire creating a focal point. Additional features include a TV point, radiator and power points.

## Sitting Room.

21'7" x 11'0"

Image 2

## Sitting Room..

21'7" x 11'0"

Image 3

## Lounge/Diner

19'9" x 18'8"

Two PVCu double-glazed windows to the front enjoy unspoiled views across the surrounding countryside, filling the room with natural light. The space features plain plastered and emulsion-finished walls with a flat ceiling incorporating inset spot lighting and three central light fittings. Laminate flooring runs throughout, while practical additions include a TV point, radiators and power points. A door provides access to the utility room. Access to boarded loft with pull down ladder. Perfect for extra storage space.

## Lounge/Diner.

19'9" x 18'8"

Image 2

## Lounge/Diner..

19'9" x 18'8"

Image 3

## Lounge/Diner...

19'9" x 18'8"

Image 4

## Kitchen

14'2" x 8'9"

PVCu French doors to the rear provide access to the garden and allow plenty of natural light into the space. The room features part ceramic tiled and part plain plastered and emulsion-finished walls, with a flat ceiling incorporating inset spotlighting. The floor is laid with ceramic tiles.

The fitted kitchen is equipped with a range of matching wall and base units, complemented by a built-in oven, five-ring gas hob with overhead extractor fan, and an integral fridge freezer. Additional features include a radiator and power points, with a door providing access to the utility room.

## Kitchen.

14'2" x 8'9"

Image 2

## Kitchen..

14'2" x 8'9"

Image 3

## Utility Room

8'6" x 5'6"

PVCu double-glazed window to the rear. Finished with plain plastered and emulsion walls and a flat ceiling. The floor is laid with ceramic tiles. Fitted with a range of wall and base units providing useful storage, along with space for appliances including a dishwasher and washing machine. Power points.

## Cloaks

6'1" x 3'9"

PVCu double-glazed window to the rear. The room features part ceramic tiled and part plain plastered and emulsion-finished walls, with a flat ceiling and ceramic tiled flooring. Fitted with a suite comprising a WC and wash hand basin, along with a heated towel rail.

## Bedroom 1

15'3" x 12'3"

PVCu double-glazed window to the front enjoying pleasant views of the countryside. Finished with plain plastered and emulsion walls and a flat ceiling with central light fitting. The floor is laid to fitted carpet. Built-in wardrobes are to remain, while additional features include a radiator and a door providing access to the en-suite.

## Bedroom 1.

15'3" x 12'3"

Image 2

## En Suite

8'2" x 5'7"

PVCu double-glazed window to the front. Finished with ceramic tiled walls and ceramic tiled flooring. The suite comprises a walk-in shower, pedestal wash hand basin and low-level WC. Heated towel rail.

## Bedroom 2

11'7" x 11'2"

PVCu double-glazed window to the front enjoying pleasant views of the countryside. Finished with plain plastered and emulsion walls and a flat ceiling with central light fitting. The floor is laid to fitted carpet. While additional features include a radiator and storage cupboard.

## Bedroom 2.

11'7" x 11'2"

Image 2

## Bedroom 3

9'9" x 8'8"

PVCu double-glazed window to the rear aspect. Finished with plain plastered and emulsion walls and a flat ceiling with central light fitting. The floor is laid to fitted carpet. This room also benefits from a radiator and ample power points.

## Bedroom 4

10'7" x 8'8"

PVCu double-glazed window to the rear aspect. Finished with plain plastered and emulsion walls and a flat ceiling with central light fitting. The floor is laid to fitted carpet. This room also benefits from a radiator and ample power points.

## Bathroom

9'0" x 5'4"

PVCu double-glazed window to the rear elevation. Ceramic tiled walls and floor. Flat ceiling with inset spotlights. Contemporary bathroom suite comprising panelled bath, walk-in shower, pedestal wash hand basin and low-level WC. Heated towel rail.

## Bathroom.

9'0" x 5'4"

Image 2



**Landing Area**

Smooth plastered walls finished in emulsion décor. Flat ceiling with central light fitting. Fitted carpet. Loft access. A spacious landing with doors providing access to four well-proportioned bedrooms and the family bathroom. Access to boarded lift with a pull down ladder.

**Rear Garden**

Fully enclosed, level rear garden offering a good degree of privacy. Side access provided. The garden is thoughtfully arranged with a patio seating area, lawn and sections of decorative stone, creating an ideal space for outdoor relaxation and entertaining.

**Rear Garden.**

Image 2

**Rear Garden..**

Image 3

**Bricked Outbuilding**

10'3" x 8'7"

PVCu double-glazed door and window to the side aspect providing natural light. Tiled roof. Versatile shed with power supply, ideal for a variety of uses including storage, home office, gym or hobby space.

**Driveway**

Spacious driveway providing off-road parking for up to two cars, complete with a convenient electric vehicle charging point.

**Porch**

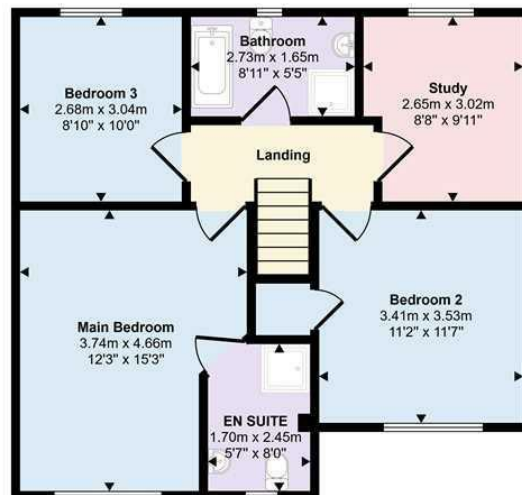
[View from exterior](#)



Approx Gross Internal Area  
152 sq m / 1641 sq ft



Ground Floor  
Approx 91 sq m / 979 sq ft



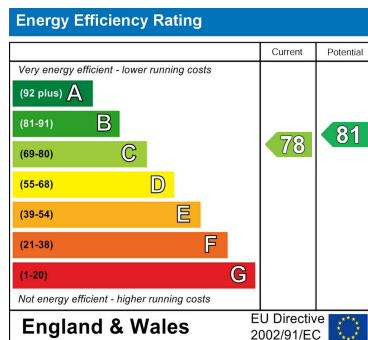
First Floor  
Approx 62 sq m / 662 sq ft

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

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