House (EPC Rating: D)

24 FERN STREET, GILFACH GOCH, CF39 8TP

£158,000

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null Bedroom House located in Gilfach Goch

Nestled in the charming area of Gilfach Goch, Porth, this delightful house on Fern Street offers a wonderful opportunity for those seeking a comfortable and inviting home. The property is situated in a friendly neighbourhood, known for its community spirit and convenient access to local amenities.

As you approach the house, you will be greeted by its appealing exterior, which hints at the warmth and character found within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy atmosphere that is sure to make you feel at home.

The house features a cosy living room, perfect for unwinding after a long day, and a functional kitchen that is ideal for preparing meals and enjoying family gatherings. The bedrooms are generously sized, offering a peaceful retreat for rest and relaxation. Additionally, the property benefits from a private garden, providing an outdoor space for gardening, play, or simply enjoying the fresh air.

Fern Street is conveniently located, with easy access to local shops, schools, and public transport links, making it an ideal choice for families and commuters alike. The surrounding area is rich in natural beauty, with

Front Exterior

The front yard is enclosed by a low brick wall and iron gate, leading to a paved patio area that offers space for outdoor seating or gardening. A covered porch shelters the front door, providing a sheltered entry into the home.

Hallway

Entering the property, the hallway features practical flooring and provides direct access to the staircase leading to the upper floor. Its neutral décor affords a welcoming and functional arrival space.

Living Room

24.6 x 15.6

The spacious living room is filled with natural light from the large bay window, showcasing wooden-style laminate flooring and a charming wood-burning stove set into a brick surround with a wooden mantelpiece. The walls are painted with a two-tone scheme that adds character while maintaining a neutral and inviting atmosphere. This room offers plenty of space for comfortable seating and family gatherings, with a door leading through to the kitchen.

Kitchen

13.1 x 8.1

The kitchen benefits from ample natural light through windows overlooking the garden and a door giving direct garden access. It is fitted with light-coloured laminate work surfaces and painted cabinetry beneath, providing practical workspace and storage. There is space for appliances including a washing machine and cooker. The flooring is laid with a light wood-effect vinyl for easy maintenance, and the room connects directly to the living room.

Bathroom

8.0 x 4.4

The bathroom is fully tiled in white with a blue floor covering. It includes a walk-in shower with adjustable showerhead, a pedestal basin, and a close-coupled WC. A frosted window allows in natural light while maintaining privacy.

Landing

The landing area has natural wood flooring and provides access to the bedrooms. A window allows natural light to filter in, brightening this small but practical space.

Bedroom 1

15.5 x 9.8

The largest bedroom features natural wood floorboards and crisp white walls, with two windows to draw in plenty of daylight. The room has a good ceiling height and is a versatile space for sleeping or study.

Bedroom 2

11.6 x 7.1

A smaller bedroom, painted in a neutral shade with fitted carpet, benefits from a single window and a compact, cosy feel, suitable as a child’s bedroom or study.

Bedroom 3

7.6 x 7.9

The third bedroom is finished with a striking deep blue feature wall, complemented by fitted grey carpet underfoot and a window overlooking the garden. This room offers a stylish and intimate space for sleep or quiet work.

Rear Garden

The rear garden is a generous outdoor space combining lawned areas, children's play equipment, and a patio space ideal for outdoor dining or relaxing. The garden is fenced for privacy and includes a pathway leading to a large timber outbuilding which offers versatile use as a garden room, office or studio. There is also a covered concrete patio adjacent to the house, providing an additional sheltered outdoor area.

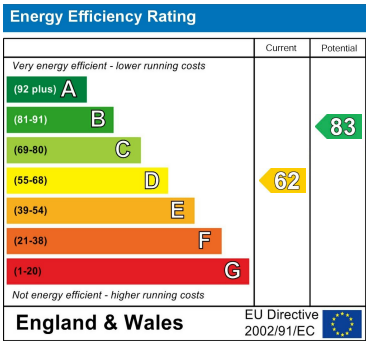
Garden Room

The garden room features laminate flooring and exposed wooden beams on the ceiling, creating a warm and inviting space with double doors opening onto the garden. It includes windows for natural light and a freestanding stove, ideal for use as a versatile extra living area, home office or hobby room.

Council Tax Band

B

Energy Performance Graph



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