

FREEHOLD



House - Detached (EPC Rating: C)

22 LLEWELLYNS VIEW, GILFACH GOCH,
PORTH, CF39 8BQ

£319,995



4 Bedroom House - Detached located in Porth

Nestled in the charming area of Llewellyns View, Gilfach Goch, this delightful detached family home offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a primary bedroom complete with an en-suite bathroom, this property is ideal for families seeking both space and convenience.

The heart of the home is the open plan kitchen and dining area, which provides a welcoming space for family gatherings and entertaining guests. The kitchen is designed to be both functional and stylish, making it a joy to cook and dine in. The property also boasts a generous reception room, perfect for relaxing or hosting family activities.

Outside, you will find a large rear garden, an excellent space for children to play or for gardening enthusiasts to cultivate their green thumbs. The integral garage adds to the practicality of the home, providing ample storage or the potential for a workshop. Additionally, off-road parking for multiple vehicles ensures that you and your guests will never have to worry about finding a space.

This detached family home in Llewellyns View is not just a house; it is a place where memories can be made. With its spacious layout and desirable features, it is a wonderful opportunity for those looking to settle in a friendly community. Do not miss the chance to make this lovely property your new home.

Hallway

15'3" x 6'2"

A well-lit hallway with patterned floor tiles leading to the staircase, which is partly carpeted with a decorative runner. The walls are adorned with framed pictures and family photographs, and a wooden chest of drawers offers storage. A ceiling light fixture adds a touch of elegance to this welcoming entrance space.

Cloakroom

4'10" x 2'7"

A compact cloakroom featuring a white pedestal sink and toilet, with striking blue walls and white tiled splashback. A round mirror and small shelf add functionality and a touch of character to this practical downstairs WC.

Living Room

14'4" x 10'6"

A bright and welcoming sitting room centred around a generous, cream L-shaped sofa complemented by a matching ottoman with a soft textured throw. The room features double-glazed windows dressed with long beige curtains, allowing plenty of natural light to fill the space. A wall clock and a television set atop a slim console add to the room's cosy yet practical feel, enhanced by warm lighting and a patterned blue accent wall behind the sofa.

Kitchen/Diner

19'10" x 8'8"

A functional kitchen space with matching wall and base units with built in oven, gas hob and extractor fan. The space also boasts a convenient breakfast bar with stools, perfect for morning coffees or casual dining. Complimented by LVT flooring. A large window above the sink allows natural light to flood in. Access to utility room. An inviting dining area featuring a solid wood dining table paired with a built-in corner bench and additional wooden chairs. The walls are tastefully decorated with floral wallpaper and a framed artwork, contributing to a warm and homely atmosphere. The space benefits from natural light streaming through a window and patio doors, complemented by atmospheric pendant lighting suspended by a thick rope.

Utility Room

7'5" x 5'8"

A practical utility room equipped with space for a washing machine, tumble dryer, and a tall wooden cabinet for storage, with a tiled splashback in a mosaic pattern. A door leads outside, letting in natural light and providing convenient access to the garden. Internal door to access the garage.

Landing

A spacious landing with soft carpet underfoot. Doors providing access to four bedrooms and family bathroom. Loft access.

Bedroom 1

13'7" x 11'9"

An impressive and generously proportioned primary bedroom, beautifully presented to create a warm and inviting retreat. The room enjoys an abundance of natural light, complemented by soft carpeting and elegant floral wallpaper which adds character and charm. Extensive built-in wardrobes provide excellent storage, while a private en-suite adds a further touch of convenience and comfort.

Ensuite

6'11" x 4'9"

A contemporary shower room fitted with a glass-enclosed shower, tiled in warm brown tones. A vanity unit with sink and storage beneath complements the modern white toilet. The room is decorated in neutral colours, with a mirror above the sinks and practical fittings for towels and toiletries, creating a smart and functional space.

Bedroom 2

11' x 8'6"

A tranquil bedroom with ample space for a double bed and the built-in wardrobes provide excellent storage. The space benefits from soft carpeting underfoot. Natural light floods in through a double-glazed window dressed with cream curtains, and the walls are painted in a calming neutral shade with a collection of framed prints adding a personal touch.

Bedroom 3

9'9" x 9'1"

This bedroom is softly decorated with a plush pink upholstered bed and matching pale pink curtains framing the window. The room is well proportioned and has ample space for wardrobes and bedside tables, Personal touches, including framed wall art and soft toys, create a cosy and inviting space for relaxation or study.

Bedroom 4

9'6" x 9'1"

A well-proportioned fourth bedroom, enjoying plenty of natural light from the window and finished with soft carpeting underfoot. The room offers versatile space for bedroom furniture, with ample room for a wardrobe, desk or additional storage.



Bathroom

7' x 6'4"

This family bathroom offers a bright and clean space with a full-size bathtub featuring a glass shower screen. The walls around the bath are tiled in neutral brown shades, complemented by a white pedestal sink and a close-coupled toilet. A small window ensures natural light, and the room is accessorised with plants and modest toiletries for a welcoming finish.

Rear Garden

The generous rear garden is a well-maintained outdoor space combining a paved patio area with a dining table and chairs, alongside a gravelled area with various potted plants and flower beds. Raised beds and fencing surround the garden, creating a private and pleasant environment for relaxation or outdoor dining.

Front Exterior

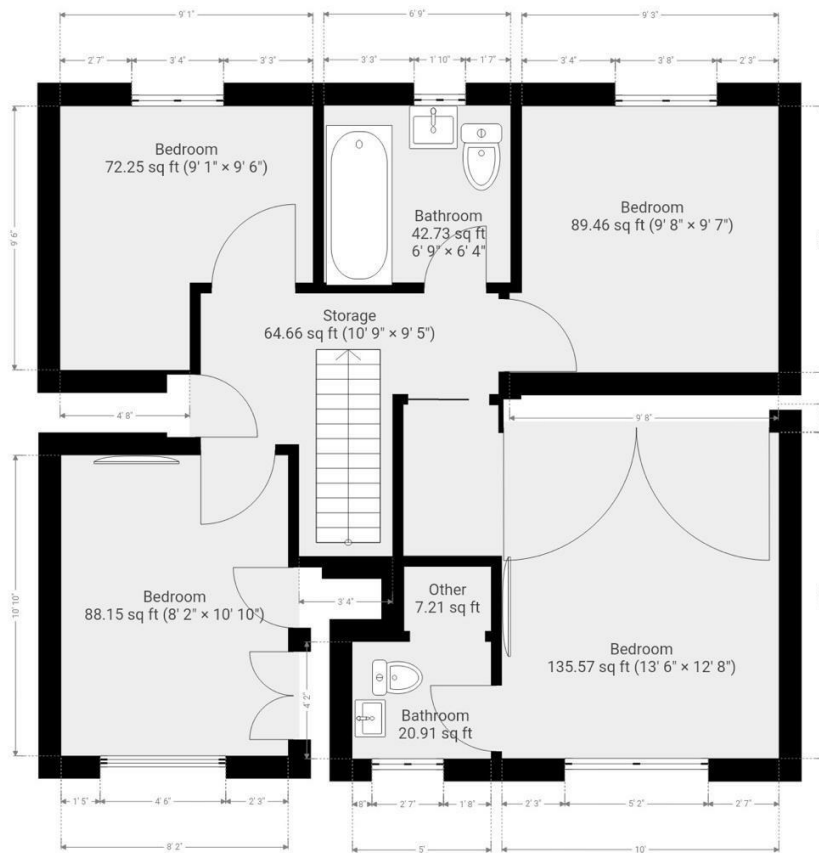
The front exterior of the house presents a charming brick facade with a tiled roof and neatly framed windows. A black entrance door with a small canopy overhead is flanked by two wall lights. The driveway offers parking space for multiple vehicles and leads to an integral garage with a white door.

Integral Garage

17'5" x 7'7"

Integral garage with up and over door. Electric power supply. Ideal for an extra storage space.



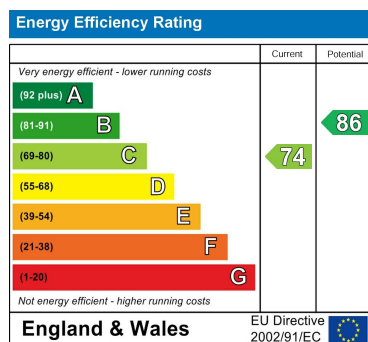


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