



House (EPC Rating: D)

**30 HOLLY STREET, GILFACH GOCH, PORTH,
CF39 8UB**

£169,995



null Bedroom House located in Porth

Nestled in the charming area of Gilfach Goch, Porth, this delightful house on Holly Street offers a perfect blend of comfort and convenience. The property is situated in a friendly neighbourhood, making it an ideal choice for families and individuals alike.

As you approach the house, you will be greeted by its inviting exterior, which reflects the character of the local architecture. Inside, the home boasts a spacious layout that is both practical and welcoming. The living areas are designed to provide ample space for relaxation and entertaining, ensuring that you can enjoy quality time with family and friends.

The kitchen is well-equipped, offering a functional space for culinary enthusiasts to create delicious meals. Natural light floods the rooms, enhancing the warm and inviting atmosphere throughout the property.

The bedrooms are generously sized, providing a peaceful retreat at the end of a long day. Each room is designed to maximise comfort and privacy, making it easy to unwind and recharge.

Hallway

The hallway is bright and welcoming, featuring patterned wallpaper and a warm red carpet that runs up the stairs. A wooden handrail adds a practical touch, while a radiator and a wall-mounted mirror create a functional and inviting entrance area.

Living Room

16.2 x 7.9

This cosy living room benefits from soft natural light flowing through the window, highlighting a classic fireplace with a dark wooden mantel and electric fire. The room is carpeted with a floral pattern and complemented by neutral walls and a cream rug, while seating includes a comfortable beige leather sofa and armchair. Double doors open through to the kitchen/dining area, making it ideal for relaxed family living.

Sitting Room

12.9 x 10.4

This separate sitting room enjoys plenty of natural light from a large bay window, which frames views of the neighbourhood. The room is carpeted with a patterned design matching the living room and is furnished with a dark green leather sofa, two armchairs, a round wooden table and a wooden sideboard. An archway leads through to the kitchen, creating a sense of connection between the spaces while maintaining a distinct seating area.

Kitchen

16.2 x 7.9

The kitchen is a practical, well-lit space with tiled floors and yellow-painted walls that add warmth. Light wood cabinetry provides ample storage, and there is a

freestanding gas cooker and a tall fridge freezer. A double stainless steel sink is positioned beneath a large window overlooking the garden, with dining space for four at a table by the window. A door leads out to the rear garden, making it convenient for outdoor access.

Bathroom

9.8 x 4.9

The bathroom is fitted with a white panelled bath with mixer taps and a shower attachment, a pedestal sink, and walls finished in a calming sea-green shade. The floor is covered with patterned vinyl, adding a practical element, while a small frosted window allows natural light in. Adjacent is a separate WC with matching wall colour and a radiator, completing the bathroom facilities.

Rear Garden

The rear garden is a low-maintenance area with a paved patio perfect for seating and outdoor dining. Raised beds along the perimeter provide space for planting, and a fenced boundary offers privacy. The garden is tiered, with steps leading to a further paved area, which benefits from views over neighbouring rooftops and greenery beyond.

Landing

Bedroom 1

16.1 x 10.1

This bedroom is cosy and well-appointed, featuring two windows with plenty of natural light and providing beautiful views.

Bedroom 2

11.8 x 8.0

A second bedroom with a charming blend of colours and



the room benefits from natural light coming through the window, creating a comfortable and restful space.

Bedroom 3

8.7 x 7.7

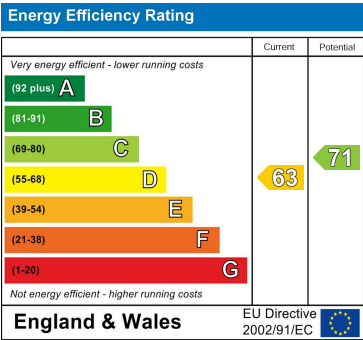
A well-presented room featuring a PVCU double-glazed window to the rear elevation, allowing for pleasant natural light. Fitted carpet provides comfort underfoot. Additional features include a radiator and ample power points.



Council Tax Band

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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.

