FREEHOLD







House - Semi-Detached (EPC Rating: C)

11 ASH STREET, GILFACH GOCH, PORTH, CF39 8UE

£239,995

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3 2 1 C

3 Bedroom House - Semi-Detached located in Porth

Nestled in the charming village of Gilfach Goch, Porth, this delightful semi-detached house on Ash Street offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

As you approach the house, you will be greeted by its inviting façade, which hints at the warmth and character found within. The interior boasts a well-thought-out layout, featuring spacious living areas that are perfect for both relaxation and entertaining. Natural light floods through the windows, creating a bright and airy atmosphere throughout the home.

The semi-detached design ensures a sense of privacy while still fostering a friendly community spirit. The garden space offers a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding after a long day.

This property is not just a house; it is a place where memories can be made. With its appealing location and comfortable living spaces, it presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely semi-detached house your new home.

Living Room

45'3" x 69'10"

This spacious living room is bright and welcoming, featuring a large bay window that allows plenty of natural light to flood the space. The chevron-patterned wooden flooring adds a touch of elegance, while the neutral walls provide a fresh, clean backdrop. The room flows smoothly towards the kitchen area, creating an open and airy feel, perfect for relaxing or entertaining.

Kitchen

15.29x16.70

This modern kitchen is bright and spacious, featuring a central island with a light marble-effect countertop that offers ample preparation space. The cabinetry is finished in a soft grey tone, complementing the neutral walls and creating a calm, inviting atmosphere. Natural light floods the room through large windows and sliding doors that connect to the outside, enhancing the open feel. Integrated appliances, including a built-in oven and a sleek black sink with a brass faucet, add functional elegance to the space.

Cloakroom

4.52x3.48

The cloakroom is compact and practical, with a white vanity unit and a modern toilet. The space is well-lit and continues the fresh, minimalist aesthetic seen throughout the home.

Bedroom 1

10.37x17.06

A well-proportioned bedroom, naturally illuminated by a single window that looks out to the surroundings. The room is finished with pale walls and a soft, neutral carpet, offering a flexible canvas for furnishing and decoration. The space is peaceful and uncluttered, providing a restful environment.

En-Suite

5.20x6.28

This compact shower room is fitted with a walk-in shower sporting a rainfall showerhead finished in brass, matching the tapware. The lower half of the walls are tiled in beige, complemented by white walls above and a white ceiling. There is a small, modern vanity unit with a basin and a close-coupled toilet, all arranged neatly in the space to maximise usability and comfort.

Bedroom 2

15'6" x 9'10"

This bedroom benefits from a large bay window that allows plenty of daylight to pour in, highlighting the neutral décor and carpeted floor. The space is simply styled with white walls and recessed wall alcoves ideal for subtle display or lighting, creating a cosy and welcoming feel. A wooden door adds a touch of warmth and texture to the calm interior.

Bedroom 3

6.06v12.04

With a slightly unusual shape, this bedroom features a dormer-style window that fills the space with natural light. The neutral colour scheme and plush carpet make this a comfortable retreat, while the angled ceiling adds character and charm.



Bathroom

8.46v4.70

The bathroom is stylish and contemporary, featuring a bath with an overhead shower enclosed by a glass screen. Walls are clad in large beige tiles that extend halfway up to the white painted ceiling, creating a clean and fresh look. The white modern washbasin unit and toilet complete the space, with a small window providing natural light and ventilation.



Rear Garden

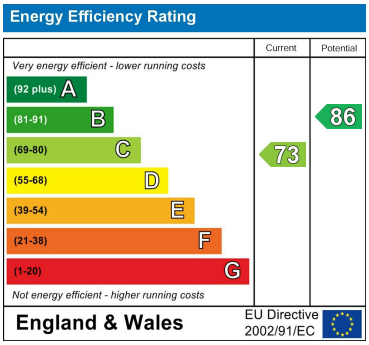
The rear garden is well-maintained and private, featuring a large paved patio area perfect for outdoor dining or relaxing. A neat artificial lawn adds a splash of greenery, enclosed by stylish wooden fencing that ensures privacy and a sense of tranquillity. This outdoor space is ideal for enjoying the fresh air and sunshine.



Council Tax Band

B

Energy Performance Graph



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01443 435599

sales@osborneestates.co.uk

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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.

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