

FREEHOLD



House - Terraced (EPC Rating:)

39 LEWIS TERRACE, PORTH, CF39 9TY

£175,000



2 Bedroom House - Terraced located in Porth

Nestled in the charming area of Porth, this delightful terraced house on Lewis Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms with attic space, this property is ideal for small families, couples, or individuals seeking a cosy home. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a practical bathroom, ensuring that all essential amenities are readily available. The layout of the property maximises space, creating a homely atmosphere that is both functional and appealing.

Situated in a friendly neighbourhood, residents will enjoy easy access to local shops, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do.

This property presents a wonderful opportunity for anyone looking to settle in Porth. With its charming features and convenient location, it is sure to attract interest from a range of potential buyers or renters. Do not miss the chance to make this lovely house your new home.

Living Room

20x8 x 15x6

This bright and inviting living room features wooden flooring and a soft, neutral rug that complements the light grey sofas arranged to create a cosy seating area. A traditional-style stove sits on a hearth with a wooden mantelpiece above, adding a warm, homely touch. The room benefits from natural light through a front-facing window dressed with curtains, and the staircase with wooden banisters leads to the upper floor, creating a welcoming flow from the hallway.

Kitchen

15x4 x 13x10

The kitchen offers a well-appointed space with cream cabinetry and contrasting dark worktops. It features a central island with breakfast bar seating for three, ideal for casual dining or socialising while cooking. The floor is tiled in a modern, patterned style, and there is ample room for appliances including a fridge-freezer. Natural light comes through a window above the sink and a rear door opening to the garden area.

Landing

The first-floor landing is carpeted in a soft grey and features attractive wooden banisters and a newel post that add character. The space benefits from bright natural light and has doors leading to the bedrooms and bathroom. Walls are painted white, maintaining a fresh and clean feel throughout this area.

Bathroom

11x6 x 7x10

The bathroom is spacious and stylish with a contemporary

design featuring light grey tiling on the walls and floor. It includes a corner bathtub, a large walk-in shower enclosed with glass, a white toilet and a pedestal basin. The room is well-lit with recessed ceiling lights and a vertical radiator adds warmth and comfort.

Bedroom 1

16x3 x 10x10

This double bedroom features a fitted wardrobe with wooden sliding doors and a soft grey carpet underfoot. A large window with curtains allows natural light to fill the room, making the space feel bright and airy. The bed is centrally placed with bedside tables on either side, creating a restful and organised environment.

Bedroom 2

10x3 x 8x1

Another double bedroom with a large fitted wardrobe featuring wooden sliding doors and mirrored panels reflects light around the room. The carpet is a soft grey, complementing the neutral walls and the bed is neatly dressed, positioned centrally with bedside tables. The space appears comfortable and well maintained, with a window dressed in patterned curtains providing natural light.

Loft Room

15x7 x 14x5

The loft space has been converted to provide a useful additional room with a pitched ceiling fitted with skylights that bring in natural light. The floor is carpeted in a soft grey, and hanging rails on both sides offer ample room for clothing, making this space ideal for use as a dressing room or storage area.

Rear Garden



The rear garden features a raised wooden decking area with railings, ideal for outdoor seating and entertaining. Steps lead down to a lower paved patio area surrounded by a stone retaining wall which adds character and privacy. A garden shed is positioned on the decking, providing convenient storage space for garden tools and equipment.



Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.

