



House - Semi-Detached (EPC Rating:)

**104 THOMAS STREET, GILFACH GOCH,
PORTH, CF39 8TU**

£149,995



**OSBORNE
ESTATES**



3



1



1



3 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of Gilfach Goch, Porth, this delightful semi-detached house on Thomas Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The layout of the property is practical, making it easy to navigate and enjoy. The surrounding area boasts a friendly community vibe, with local amenities and parks just a stone's throw away, enhancing the appeal of this lovely home. Larger than average rear and side garden with open views looking over the local countryside.

Whether you are a first-time buyer or looking to settle down in a peaceful neighbourhood, this property presents an excellent opportunity. With its attractive features and prime location, this semi-detached house is not to be missed. Come and discover the potential of your new home on Thomas Street.

Porch

This entrance hall features durable tiled flooring and a window that fills the space with natural light. It offers practical storage with wooden cabinets under the countertop, and a door provides access to the outside, making it a convenient space for coming and going.

Living Room

21.9 x 15.3

The living room is a spacious, bright area with wooden flooring and a striking feature wall painted deep blue, adding character to the space. Large sliding doors open onto the patio, inviting plenty of natural light and offering a seamless connection to the garden. The room's generous proportions provide ample space for relaxing or entertaining, with additional doors leading to other parts of the house.

Kitchen

10.3 x 10.4

The kitchen is well-appointed with a range of wooden cabinets and sleek black countertops, complemented by a vibrant lime green tiled splashback that adds a fresh, modern touch. The floor is tiled in black, offering a practical and stylish finish. The kitchen benefits from ample natural light through a large window and a door leading outside, making it a bright and inviting space for cooking and dining.

Bathroom

9.4 x 5.1

The bathroom has a clean, simple design featuring a white bath with a modern tiled surround that looks like marble, a toilet, and a pedestal sink. The floor is finished with black

tiles, and a window provides natural light and ventilation, creating a fresh and airy atmosphere.

Landing

This landing area at the top of the stairs is carpeted and brightened by a large window, offering views of the greenery outside. Doors lead to the bedrooms and bathroom, making it a central hub for the upstairs living spaces.

Bedroom 1

16.0 x 9.9

This generous bedroom features light wooden flooring and two windows that fill the room with natural light, creating a bright and airy feel. Wooden skirting boards and a built-in wardrobe add warmth and character to the simple, neutral decor.

Bedroom 2

11.7 x 7.7

A smaller bedroom with a cosy feel due to its soft grey carpet and a single window that allows natural light in. The wooden skirting and built-in wardrobe add traditional charm to the space, making it ideal for a child's room, guest room, or study.

Bedroom 3

8.1 x 8.5

Another well-sized bedroom with a grey carpet and a single window. The room is simply decorated with white walls and traditional wooden skirting, offering a versatile space that could suit a variety of needs.

Rear Garden

The rear garden boasts a spacious paved patio area



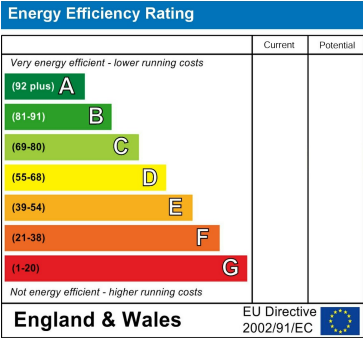
perfect for outdoor seating or entertaining. Beyond the patio, the garden extends into a large, lawned space surrounded by mature trees and shrubs, offering privacy and a lovely natural backdrop. There is also a useful garden shed providing extra storage, making this garden both practical and inviting for outdoor enjoyment.



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.

