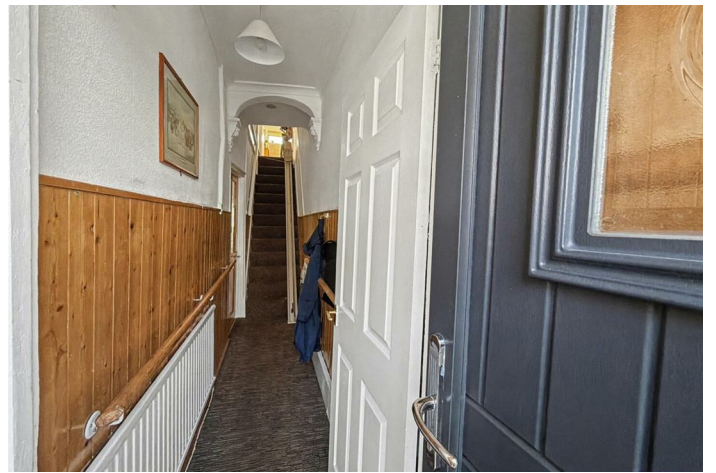


FREEHOLD



House - Terraced (EPC Rating: )

126 HIGH STREET, PORTH, CF39 8SN

£149,999



# 3 Bedroom House - Terraced located in Porth

Nestled in the heart of Gilfach Goch, this charming terraced house on High Street offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining guests. The well-appointed layout features a conservatory and three inviting bedrooms, providing ample space for families or those seeking a home office.

The house boasts a bathrooms plus a utility/cloaks with walk in bath, ensuring that morning routines run smoothly for everyone. The interior is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a vibrant community, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal location for families and professionals alike. This property presents a wonderful opportunity to create a home in a friendly neighbourhood, where you can enjoy the best of both town and country living.

Whether you are looking to invest or find your next family home, this terraced house on High Street is a must-see. Don't miss the chance to make this lovely property your own.

## Hallway

The hallway leads from the front door and is characterised by wood panelling on the lower walls and a neutral carpet, creating a warm and practical entrance to the home. It extends towards the staircase, which has a simple white banister and natural light coming from the landing above.

## Living Room

13 x 12.5

Papered décor with fitted carpet. Alcoves with built-in shelving, a feature fire surround housing a log burner. Internal window providing visibility through to the sitting room and utility room. Open access through to the kitchen.

## Sitting Room

13.2 x 10.9

Front-facing uPVC double-glazed window. Papered décor with alcoves to either side of a feature fire surround incorporating an inset electric fire. Fitted carpet, radiator, and power points.

## Kitchen

10.5 x 9.7

The kitchen is fitted with an array of white cupboards, complemented by light wood work surfaces and a wooden ceiling. The space is practical and extends through to the conservatory, with a tiled floor. Built in oven, hob and over-head extractor fan. There is room for appliances including a fridge freezer and dishwasher.

## Utility Room

10.3 x 2.1

A versatile utility room fitted with a walk-in bath and low-level W/C. The space includes base units with an inset sink, providing practical storage and workspace. Finished with ceramic tiled décor, the room also benefits from a rear-facing window, allowing for natural light and ventilation.

## Conservatory

12.9 x 9.9

The conservatory is a bright and airy room with windows on all sides, flooding the space with natural light. Ceramic tiled flooring adds a practical and stylish touch, while the room offers pleasant views over the garden and countryside beyond. This versatile space is ideal for relaxing or casual dining.

## Landing

The landing upstairs is carpeted and bright, with built-in cupboards offering useful storage. It provides access to the bedrooms, bathroom, and WC.

## Bedroom 1

13.2 x 9.1

The main bedroom is a comfortable space with carpeted flooring. A feature fireplace adds character. A large window allows plenty of natural light to fill the room, offering views to the street outside.

## Bedroom 2

10.4 x 10.5

The second bedroom is fitted with with neutral carpet. It has a simple, bright interior and includes a radiator for warmth. A feature fireplace adds character.

## Bedroom 3

9.3 x 7

PVCU double glazed window to front aspect. Papered décor with fitted carpet. Added featured include a radiator and power points.

## Bathroom

10 x 6.8

The bathroom has a neutral décor with ceramic tiled walls and a laminate floor. It includes a bath with an overhead shower, a wash basin, and a window providing natural light and ventilation.



### WC

4 x 3.2

The separate WC is practical and compact with tiled walls and a laminate floor, featuring a toilet and storage shelves above a radiator.

### Rear Garden

The rear garden offers a decked area with railings, providing a lovely vantage point to enjoy the surrounding rolling hills and countryside. Beyond the decking, a garden stretches with a mix of grass and planted areas enclosed by fencing, making it a peaceful outdoor space for relaxation or gardening. Access to work shop with power supply. Workshop is 13 x 13 ft

### Front Exterior


The front exterior presents a traditional stone-built terraced house with a dark front door and white framed windows, blending naturally into the street scene. The property features a plaque with the house number and has simple detailing to the facade, reflecting the character of the area.



Council Tax Band

**B**

Energy Performance Graph

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

