

FREEHOLD



House - Semi-Detached (EPC Rating: E)

**77 HIGH STREET, GILFACH GOCH, PORTH,  
CF39 8SR**

**£195,000**



# 3 Bedroom House - Semi-Detached located in Porth

Nestled in the heart of Giffach Goch, Porth, this charming semi-detached house offers a delightful blend of character and modern living. The property boasts a generous living space, making it an ideal family home.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying cosy family evenings. The layout provides a warm and inviting atmosphere, with ample natural light flowing through the windows. The three well-proportioned bedrooms offer comfortable retreats for rest and relaxation, catering to families or those seeking extra space for guests or a home office.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The semi-detached nature of the house provides a sense of privacy while still being part of a friendly community.

Located on the bustling High Street, residents will enjoy easy access to local amenities, shops, and transport links, making it a practical choice for those commuting or seeking a vibrant neighbourhood.

This home is a wonderful opportunity for anyone looking to settle in a charming area with a rich history. With its blend of traditional features and modern comforts, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

## Front Exterior

The front exterior of this traditional stone-built property is well maintained with a neat lawn bordered by low stone walls and a straight path leading to the front porch. The house features classic sash windows set within a solid stone façade, offering a charming and welcoming street presence.

## Hallway/Porch

The entrance hall provides a bright welcome with its white walls and wood-effect flooring. The glazed front door and adjacent panels allow natural light to spill in, creating an airy and inviting atmosphere as you enter the home.

## Living Room

11.6.6 x 14.16

This bright room features a large window that offers views of the surrounding area and fills the space with natural light. The wood-effect flooring and white walls provide a fresh, neutral backdrop suitable for a variety of uses, from a living room to a study area.

## Reception Room 2

8.07x13.95

A bright and versatile reception room featuring a fitted carpet, radiator, and windows to both the front and rear aspects, allowing plenty of natural light to flow throughout the space. Offering a welcoming atmosphere, this well-proportioned room is ideal for relaxing, entertaining guests, or use as a family living area.

## Kitchen

9.3x10.62

The kitchen is fitted with modern, grey cabinetry contrasted by light work surfaces and a matching splashback behind the hob. Integrated appliances include an oven and electric hob with a stainless steel extractor fan above. A large window beside the sink and a glazed door leading outside allow plenty of daylight to flood the space. The wood-effect flooring and white walls give a fresh, contemporary feel, with an additional small built-in work space or storage nook to one side.

## WC

3.63x2.87

This compact and neatly presented WC includes a modern white suite with a basin set into a vanity unit and a close-coupled toilet. A small window at the top provides natural light, while the neutral wall and floor tones keep the space feeling clean and fresh.

## Utility Room

6.43x3.56

A handy utility room with a built-in work surface and storage space, finished with the same wood-effect floor and neutral décor as the rest of the home. This practical area is ideal for laundry or additional kitchen storage.

## Staircase

A carpeted staircase leads up to the first floor, with white painted walls and a window at the top bringing in natural light, creating a bright and welcoming ascent.

## Landing

At the top of the stairs, the landing is carpeted and painted in light hues, creating a bright and open feel. It provides access to the bedrooms and bathroom, with doors leading off to each room and a balustrade overlooking the stairwell.

## Bedroom 1

9.50x13.43

A carpeted bedroom filled with natural light from a window overlooking the garden. The white painted walls and ceiling enhance the airy feel, while a built-in cupboard provides useful combi boiler storage space.

## Bedroom 2

13.68x8.08

This carpeted bedroom is bright and welcoming, with a two windows letting in natural light. White walls and a radiator along one side create a neutral and warm environment perfect for a restful space.



### Bedroom 3

8.12x14.07

A bright room with a single window at one end overlooking the rear garden steps. The carpet flooring continues here, along with fresh white walls, creating a simple and clean space that could serve well as a study or small bedroom.

### Bathroom

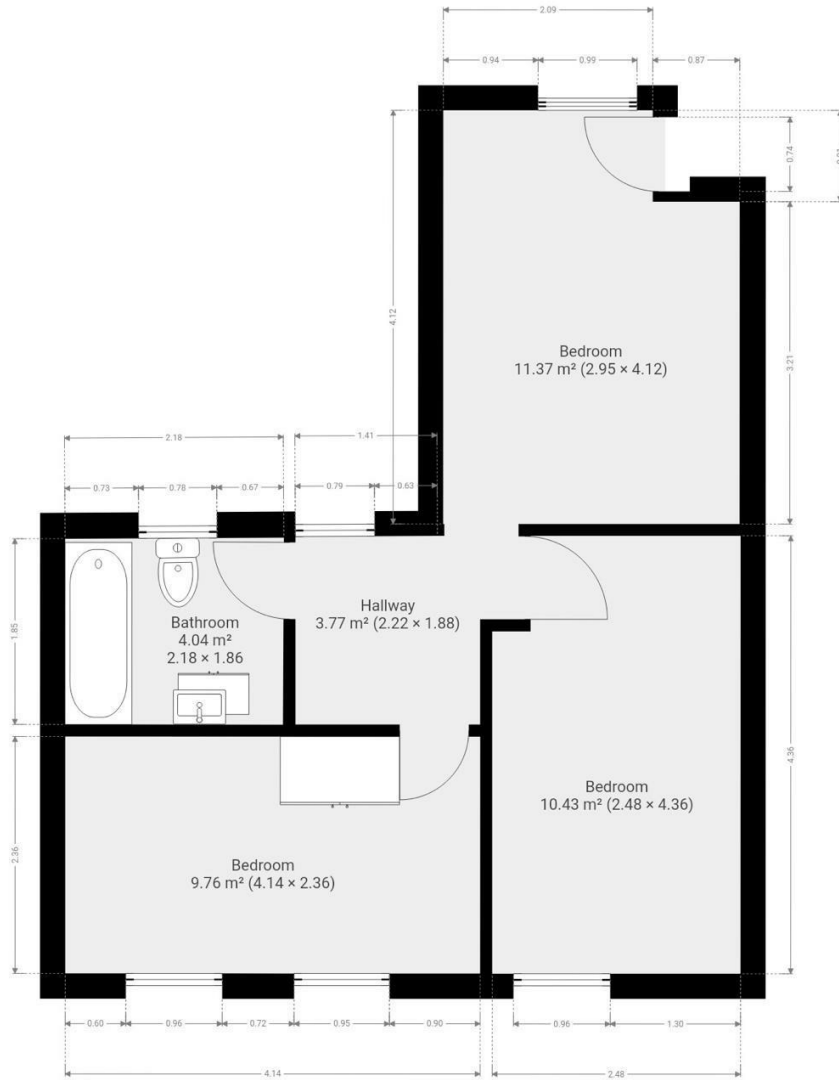
5.64x7.13

The bathroom is fitted with a modern white suite including a bath with a glass shower screen, a basin set into a vanity unit, and a close-coupled toilet. A large window provides ample natural light, while the crisp white walls and light floor tiles complete the clean and fresh look.

### Rear Garden

The rear garden has a tiered design with a resin area ideal for outdoor seating or entertaining to the lower level. Stone walls enclose the garden, offering privacy, while steps lead up to an upper level planted with greenery and off road parking. A small, secure storage shed with a wooden door is tucked into one corner, providing practical outside storage space.



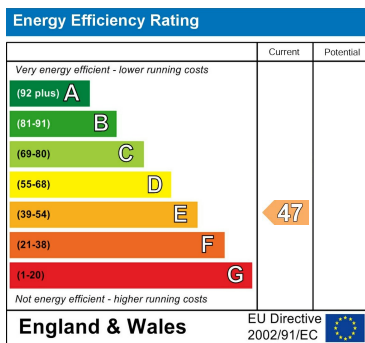


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