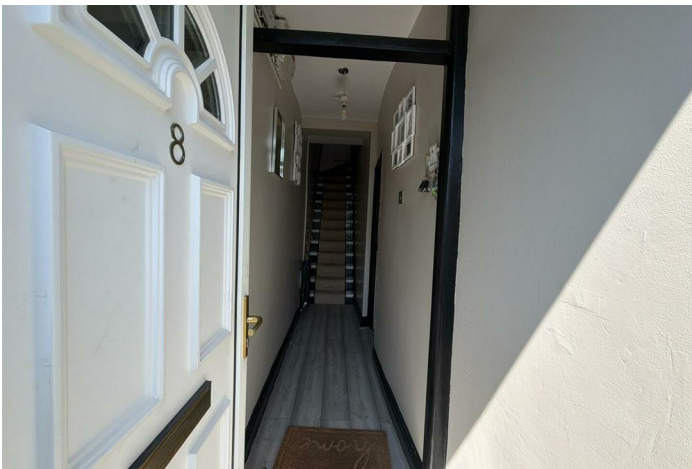


FREEHOLD



House - Terraced (EPC Rating: )

8 ADARE STREET, EVANSTOWN, GILFACH  
GOCH, PORTH, CF39 8RU

£134,995



# null Bedroom House - Terraced located in Porth

Nestled in the charming area of Evanstown, Gilfach Goch, this delightful terraced house on Adare Street presents an excellent opportunity for families seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this property is ideal for those looking to settle down in a welcoming community.

The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed to cater to the needs of contemporary family life. With ample storage and workspace, it provides the perfect setting for preparing meals and entertaining guests. The layout allows for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere.

The property is situated in a family-friendly neighbourhood, making it an excellent choice for those with children. Nearby amenities, including schools, parks, and local shops, ensure that all your daily needs are easily met. The surrounding area offers a sense of community, with friendly neighbours and a safe environment for children to play.

In summary, this three-bedroom terraced house on Adare Street is a fantastic option for families looking for a modern home in a convenient location. With its appealing features and welcoming atmosphere, it is sure to attract those seeking a place to create lasting memories. Don't miss the chance to make this lovely property your new family home.

## Hallway

A welcoming entrance hallway featuring a light grey wood-effect laminate flooring that extends through the property. The space has neutral-coloured walls and a staircase leading to the upper floor, creating a bright and inviting arrival point.

## Living / Dining Room

21.9 X 11.7

This spacious living and dining room is a comfortable and light-filled area, enhanced by large windows to allow natural daylight to flood in. The room benefits from a mix of textures, including feature wallpaper with a grey panelling effect and sleek light wood flooring. The neutral tones combined with the soft pink curtains add warmth and invite relaxation and entertaining.

## Kitchen

15.6 X 7.2

The kitchen is a well-arranged, galley-style space with modern cabinetry in a soft grey finish paired with dark countertops. It is equipped with an electric cooker with over-head extractor hood, and space for a washing machine under the counter. A breakfast bar with stools provides a casual dining spot. The kitchen benefits from a large window above the sink that overlooks the garden, filling the room with natural light. The pink painted walls add a touch of colour and character to the space.

## Landing

The landing area at the top of the stairs is light and airy, with neutral walls and carpeted flooring. It provides access to the bedrooms and bathroom and features a small chest of drawers, enhancing storage opportunities.

## Bedroom 1

12.5 X 8.3

The main bedroom is a cosy and well-appointed space with soft grey carpeting and an accent wall featuring a dark wallpaper with a textured stone effect. Natural light floods in from a window dressed with grey curtains.

## Bedroom 2

15.6 X 7.9

A longer, bedroom with bright pink walls and grey carpeting. The window at the far end fills the room with natural light, making it a lively and practical space for a child.

## Bedroom 3

9.4 X 8.4

This compact bedroom is decorated in a gentle lilac shade with a matching carpeted floor, making it a perfect nursery or small child's room. The window offers a pleasant outlook and ample daylight.

## Bathroom

9.7 x 9

A bright, well-proportioned bathroom featuring a white suite with a bath, wash basin, and toilet. The floor is covered with a wood-effect vinyl, and the walls are in a light neutral shade. A modern black-framed shower screen adds a contemporary touch, while natural daylight streams through a window, enhancing the fresh and clean feel of the room.

## Rear Garden

The rear garden is paved, providing a low-maintenance outdoor space that is ideal for relaxing or play. It is



enclosed by high painted brick walls, ensuring privacy and security. Steps lead up to a higher level which could be developed further for gardening or other outdoor uses.



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>			
<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.

