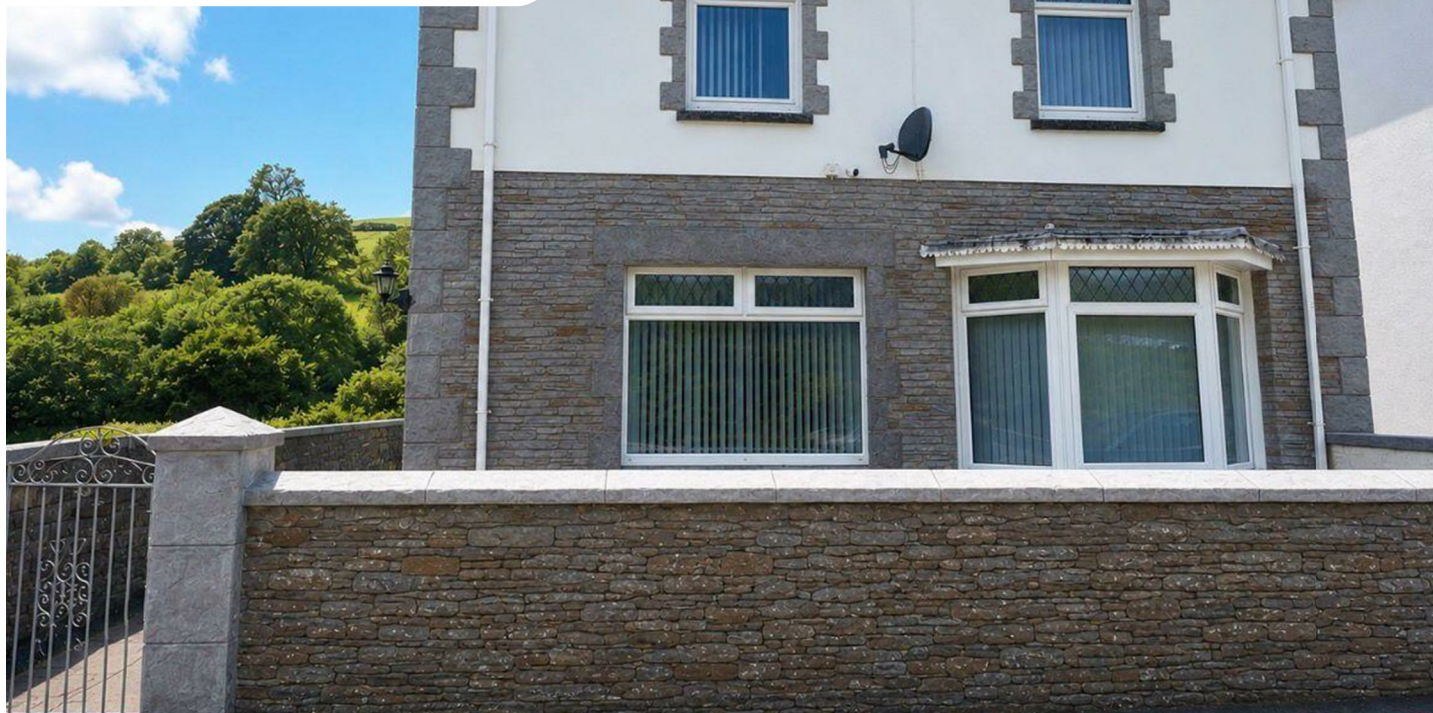


FREEHOLD



House - Detached (EPC Rating:)

1 GLANNANT ROAD, GILFACH GOCH,
PORTH, CF39 8RL

£289,995



3 Bedroom House - Detached located in Porth

Nestled on Glannant Road in the charming village of Gilfach Goch, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features large rooms suitable for a large or growing family. Although the property does the layout is designed to maximise space and functionality.

Gilfach Goch is a picturesque location, known for its friendly community and beautiful surroundings. Residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This property is perfect for those seeking a peaceful retreat without sacrificing accessibility.

In summary, this detached house on Glannant Road is a wonderful opportunity to create a warm and welcoming home in a lovely area. With its generous living spaces and charming surroundings, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.

Entrance

This inviting entrance features a decorative front door with stained glass panels that add a charming touch. The doorway is flanked by two neatly trimmed topiary plants, creating a warm welcome into the home.

Living Room

15x11.90

A cosy living room boasting a spacious L-shaped sofa in neutral tones that faces a classic cream fireplace with a modern inset electric fire. The room is enhanced with polished wooden flooring and elegant ceiling moulding, complemented by dark curtains framing a large window that fills the space with natural light. A wall-mounted flat screen TV adds a contemporary touch while maintaining a relaxed and comfortable atmosphere.

Sitting Room

11.95x12.14

A second living area featuring a large bay window with leaded glass panels that fill the room with natural light. The space is styled with warm wooden flooring and neutral walls, centred around an elegant cream fireplace with an electric fire. Furnished with a comfortable armchair and a wooden coffee table on a subtle patterned rug, this room offers a peaceful retreat with a view.

Kitchen/Dining Area

23.12x9.77

A well-appointed kitchen offering a practical and stylish setting with cream work surfaces and wooden cabinetry providing ample storage. The kitchen includes integrated appliances such as a double oven and a large fridge freezer. A sleek black induction hob is set into the counter, and the room benefits from natural light through a window above the sink. In the adjoining dining area, a small table with four chairs sits against a feature wall, which is flanked by built-in wooden cupboards, creating a functional yet comfortable dining space.

Utility Room

A utility room with a black granite-effect work surface and white tiled walls up to mid-height. The space includes an under-counter appliance and has frosted windows that provide privacy while admitting natural light. A door leads directly outside, making this room highly practical for laundry and additional storage needs.

Cloakroom

A stylish cloakroom featuring patterned floor tiles and tiled walls in muted grey and white tones. It includes a modern white vanity unit with a sink, a toilet, and a small window that allows for ventilation and natural light, combining functionality with contemporary design.

Landing and Staircase

The staircase and landing areas are carpeted in a soft neutral tone, with white woodwork and beige walls creating a light and welcoming feel. The stairs feature a simple yet elegant banister, and a stained glass window adds a decorative touch while allowing natural light to filter through. The landing connects the bedrooms and bathroom, providing a well-maintained and bright transitional space.

Bedroom 1

21.98x9.98

A spacious and bright main bedroom with a large window dressed in soft grey curtains, flooding the room with natural light. The neutral carpet and walls provide a calm backdrop, and the room is furnished with a double bed, bedside tables, and a chest of drawers, creating a restful and comfortable retreat.

Bedroom 2

11.66x12.04

A second bedroom featuring a window with patterned curtains that allow plenty of natural light to enter. The room has a fitted wardrobe with mirrored sliding doors and is carpeted in a soft neutral tone, making it a versatile and inviting space for guests or family.



Bedroom 3

12.03x12.05

A well-proportioned third bedroom, carpeted and painted in soft neutral shades. Simple yet bright, this room offers versatile accommodation with wall-mounted reading lights and a built-in wardrobe space.

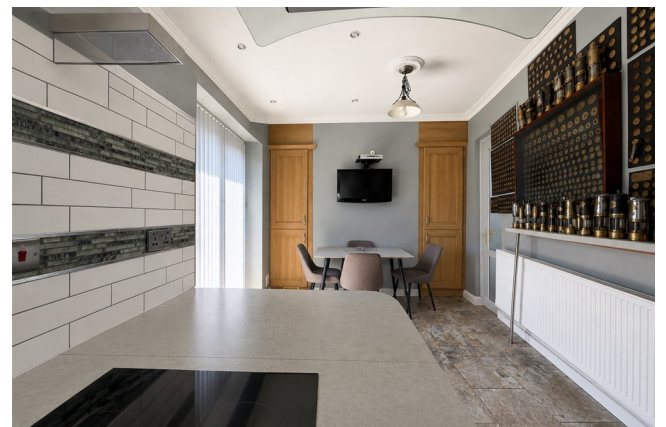
Family Bathroom

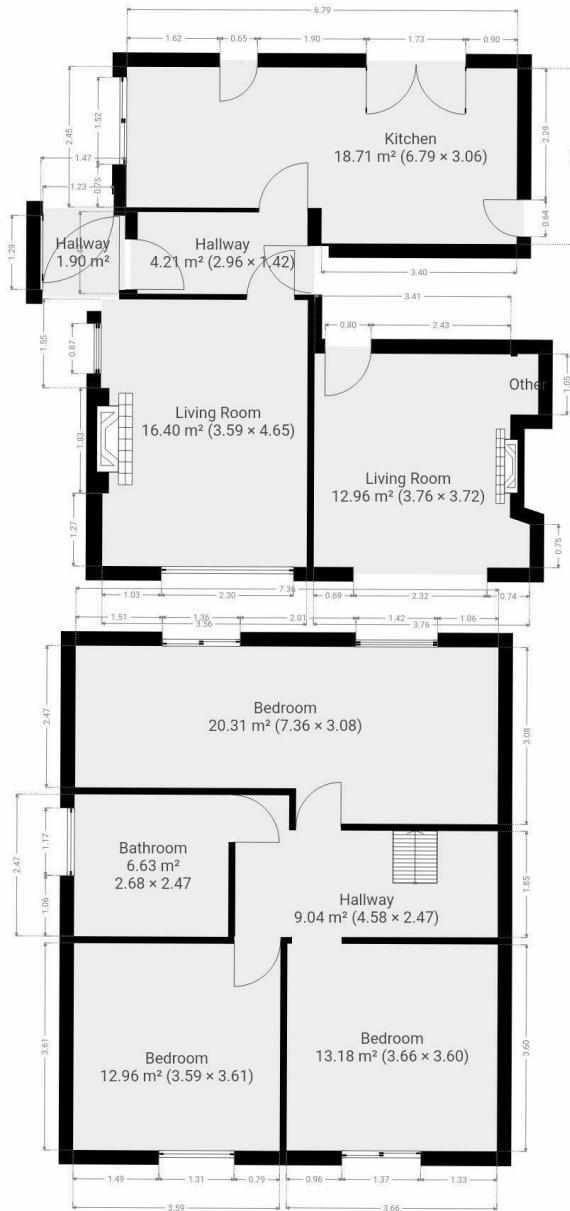
7.98x8.72

This bathroom features modern wall tiling in neutral tones with a combination of light grey and cream tiles, creating a clean and soothing atmosphere. It includes a fitted bathtub with a handheld shower attachment, a walk-in glass shower enclosure, a vessel sink on a tiled vanity unit, and a toilet. A window with diamond-patterned leaded glass allows natural light to filter in while maintaining privacy, and the floor is finished with large beige tiles that complement the walls.

Rear Garden

The rear garden presents a beautifully maintained space featuring a lush lawn bordered by mature trees and shrubs. A gravelled patio area with garden furniture offers an ideal spot for outdoor dining and relaxation. The garden is enhanced by a variety of colourful flowers and plants, set against a backdrop of rolling hills and woodland, providing a serene and private outdoor haven.



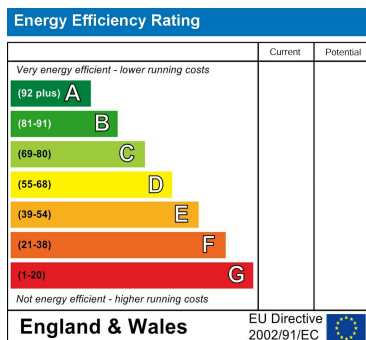


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