House (EPC Rating: C)

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

£159,995

OSBORNE ESTATES

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3 Bedroom House located in Porth

Nestled in the charming area of Evanstown, Gilfach Goch, this delightful three-bedroom with attic space house on Adare Street offers a perfect blend of comfort and convenience. The property is situated in a friendly neighbourhood, making it an ideal home for families or those seeking a peaceful retreat.

As you enter the house, you are greeted by a warm and inviting atmosphere. The spacious living areas provide ample room for relaxation and entertaining, while the well-appointed kitchen is perfect for culinary enthusiasts. Each of the three bedrooms is generously sized, offering plenty of space for personalisation and comfort.

The surrounding area boasts a variety of local amenities, including shops, schools, and parks, ensuring that all your daily needs are within easy reach. The property is also well-connected to public transport links, making it convenient for commuting to nearby towns and cities.

This house on Adare Street is not just a place to live, it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in this vibrant community. Do not miss the chance to make this lovely property your own.

Front Exterior

The front exterior of the property is characterised by a well-maintained small garden bordered by a low white wall and a decorative metal gate, offering an inviting entrance. Steps lead up to the front door, and the overall appearance is neat and welcoming, with a classic terrace house frontage under a bright blue sky.

Courtyard

A small courtyard area at the rear is laid with artificial grass and includes a compact seating arrangement with a small table and two chairs. It is enclosed by timber fencing and provides a cosy, sheltered spot adjacent to the house, ideal for quiet outdoor moments or a morning coffee.

Hallway

The hallway is a long, narrow space with light wood-effect flooring and white walls, featuring classic panelling on one side and a radiator cover. A decorative mirror and framed artworks adorn the walls, while natural light streams in, creating an airy and welcoming approach into the home and leading towards the staircase and living areas.

Living Room

11'5" x 21'6"

This living room is a bright and spacious area, measuring 11'5" x 21'6" (246.16 sq ft). It features light wood flooring and white walls with elegant panelling and contrasting black vertical slats on one wall where a flat-screen TV is mounted. Large French doors with glass panels lead out to the garden, flooding the room with natural light. A comfortable black sectional sofa provides ample seating, complemented by a round glass dining table and upholstered chairs towards one end, making it a versatile space for relaxing and entertaining.

Kitchen

13'5" x 8'1"

Measuring 13'5" x 8'1" (100.79 sq ft), the kitchen is a well-organised, galley-style space with a modern feel. It features high-gloss white cabinets, wood-effect worktops, and white tiled splashbacks. The floor is finished with large white tiles, which enhance the brightness of the room. Integrated appliances include an oven, hob with a stainless steel extractor, washing machine, and a tall fridge freezer. A door opens out to the courtyard, allowing convenient access to the outside.

Bathroom

7'1" x 5'10"

The bathroom is a modern, compact space measuring 7'1" x 5'10" (36.64 sq ft). It is smartly fitted with a walk-in shower enclosed by clear glass, a vanity unit with a sink, and a WC. The walls are clad in large, marble-effect tiles with subtle veining, complemented by a patterned tile floor. Black fixtures and fittings add a contemporary contrast, while a small window provides natural light and ventilation.

Landing

The landing is a bright, carpeted area at the top of the stairs, featuring a small window that brings in natural light. It is spacious enough for a small desk or seating area and serves as a central point giving access to the bedrooms and attic space above.

Bedroom 1

8'5" x 12'8"

This main bedroom measures 8'5" x 12'8" (106.60 sq ft) and is decorated in neutral tones with wood-effect flooring. A large window allows ample natural light to fill the room. The space comfortably accommodates a double bed and additional furniture, creating a cosy and restful sleeping area.

Bedroom 2

6'7" x 9'2"

Bedroom 2 is a smaller room measuring 6'7" x 9'2" (60.15 sq ft), featuring light flooring and neutral walls. It is styled as a child's bedroom with themed bedding and suitable furnishings, making it a comfortable and cheerful space for a young occupant.

Bedroom 3

9'2" x 8'11"

Bedroom 3, measuring 9'2" x 8'11" (81.58 sq ft), offers a bright and airy feel with light wood-effect flooring and neutral walls. The room is currently set up as a nursery with a crib and storage furniture, benefiting from a window that fills the space with natural light.

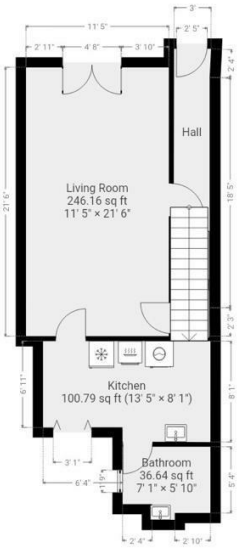
Other (Attic Dressing Room)

6'7" x 12'5"

The attic space is currently used as a dressing room, featuring dark wood flooring and ample natural light from two skylights. The room is furnished with hanging rails and storage, making practical use of this upper level for wardrobe and additional storage needs.

Rear Garden

The rear garden is designed with multiple levels of neat artificial grass, creating a contemporary outdoor living space. There are several seating areas including a sunken patio with cushioned chairs and a low table, a hanging egg chair, and a further seating area with a swing chair. The garden is enclosed by wooden fencing painted black with mounted planters and subtle lighting, offering privacy and a relaxing ambience. Steps connect the different levels, enhancing the garden's layout for versatile use.



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Council Tax Band

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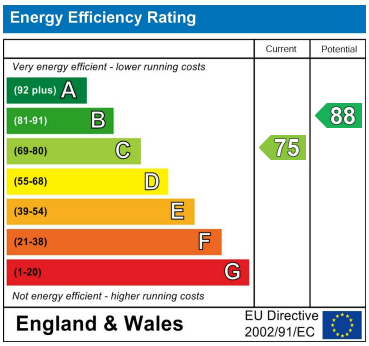
Energy Performance Graph



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