

FREEHOLD



House - Semi-Detached (EPC Rating: D)

5 MAGNOLIA CLOSE, PORTH, CF39 9TN

£274,995



OSBORNE
ESTATES



4



1



3



D

4 Bedroom House - Semi-Detached located in Porth

Nestled in the tranquil setting of Magnolia Close, Porth, this charming semi-detached dormer bungalow offers a delightful blend of space and comfort. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

The bungalow boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal dining experience, or a versatile space for hobbies, this home caters to all your needs. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

Convenience is key, as this property features a driveway for off-road parking, ensuring that you have easy access to your vehicle without the hassle of street parking. Additionally, the absence of an onward chain means that you can move in without delay, making this an ideal choice for those looking to settle in quickly.

Situated in a peaceful neighbourhood, this bungalow offers a perfect retreat while still being within reach of local amenities and transport links. With its spacious layout and practical features, this property is a wonderful opportunity for anyone looking to make a house a home. Don't miss the chance to view this delightful bungalow in Magnolia Close, Porth.

Front Exterior

A charming front exterior showcases a raised garden bordered by a cream-painted wall, with well-kept shrubs adding colour and texture. The paved driveway leads to the side and front entrance of the property, with steps rising to a gate beside the driveway. The house exterior features a mix of stone and red weatherboarding under a tiled roof, giving a quaint and welcoming appearance.

Hallway

8'11" X 4'4"

The entrance hallway immediately impresses with its patterned blue and white tiled floor, bright white walls and ceiling. The hallway leads to the lounge, kitchen and sitting room, setting a welcoming tone for the home.

Living Room

17'8" x 11'4"

The living room is a warm and comfortable space featuring soft grey carpets and neutral walls that allow natural light to flood in through a large window with diamond-patterned leaded glass. A feature fireplace with inset gas fire serves as the room's focal point, adding a cosy touch. The room offers plenty of space for seating and is arranged to enjoy the beautiful exterior views of the valley.

Sitting Room

9'4" x 8'10"

The sitting room offers a cosy space featuring tiled flooring and soft white walls and ceilings. A window to the front aspect allows plenty of natural light to flood in. A versatile space, would be perfect as a cosy snug or a home office.

Dining Room

14'3" x 10'3"

This dining room is a bright and inviting space adjacent to the staircase, carpeted in soft grey with neutral walls. A large window with sliding doors opens onto the rear garden, allowing plenty of natural light to fill the room and providing easy access to the garden. The room is perfectly sized for family meals or entertaining guests, with a wooden dining table and chairs complementing the contemporary yet homely feel.

Kitchen

17'2" x 10'

The kitchen is modern and well-equipped, featuring sleek, high-gloss white cabinetry with integrated appliances including an oven, microwave, hob & dishwasher. Granite worktops provide ample preparation space, and a central island offers additional workspace and casual seating. The kitchen is naturally bright thanks to windows overlooking the garden and French

doors leading directly outside, making it a practical and pleasant space for cooking and dining.

Downstairs W/C

5'5" x 4'4"

A W/C with a white toilet and corner washbasin, featuring neutral tiling halfway up the walls and a frosted window to the exterior that lets in natural light while ensuring privacy. This practical addition is conveniently positioned on the ground floor. Storage that can house a tumble dryer and washing machine.

Landing

The first-floor landing is spacious and bright with neutral décor and carpeted flooring. It features built-in storage cupboards and provides access to the four bedrooms and bathroom.

Bedroom 1

10'5" x 10'5"

This double bedroom is a restful retreat featuring a large window that floods the room with natural light and provides lovely views over the garden and hills beyond. Neutral carpeting and soft cream walls create a calming atmosphere. Fitted wardrobes with white doors offer practical storage, complementing the understated style of the room.

Bedroom 2

10'6" x 8'2"

A well-proportioned double bedroom with a large leaded window offering scenic views, light grey patterned wallpaper, and neutral carpeting. The room benefits from storage cleverly built into the sloped ceiling, maximising space and functionality.

Bedroom 3

7'9" x 6'10"

This cosy bedroom is bright and airy, featuring two windows dressed with curtains that allow plenty of daylight to fill the room. Neutral carpet and walls create a peaceful environment, ideal for a single bedroom, nursery, or study.

Bedroom 4

7'2" x 9'11"

A further bedroom with neutral tones and light carpeting, offering a large window fitted with blue curtains, providing a practical sleeping space with a bright and airy feel. Built in storage.



Bathroom

12'1" x 6'8"

The family bathroom is generously sized and well-appointed with beige tiling and wood-effect flooring. It features a corner whirlpool bath with a tiled mosaic surround, a separate shower enclosure, a pedestal washbasin, and a toilet. A frosted window provides light and privacy, while the overall design creates a relaxing space for unwinding.

Rear Garden

The rear garden presents an inviting outdoor space with a section of artificial grass bordered by mature shrubs and trees, creating a private and peaceful atmosphere. Stone steps descend from the patio area to the lawn, with a paved seating area ideal for outdoor dining or relaxing. The garden enjoys lovely views of the surrounding hills, enhancing the tranquil setting of the property.



