FREEHOLD







House - Semi-Detached (EPC Rating: D)

20 GRAWEN STREET, PORTH, CF39 0BU

Offers Over

£375,000

OSBORNE ESTATES

7 2 3 D

7 Bedroom House - Semi-Detached located in Porth

Osborne Estates are pleased to introduce a unique opportunity for buyers seeking a spacious home in the heart of Porth. This impressive semi-detached property on Grawen Street boasts a generous seven bedrooms spread over three floors, making it an ideal choice for growing families or those in need of extra space.
Upon arrival, you are greeted with a garage and off-road parking, with additional land to the side of the property. The larger than average garden offers a peaceful retreat to unwind or entertain guests.
Situated in a convenient location, residents can easily access nearby amenities, including shops, schools, and public transportation. The bustling town centre is within close proximity, offering a variety of shops.
Don't miss the opportunity to view this one-of-a-kind property that combines space, comfort and an enviable location. Contact us now to arrange a viewing and experience the possibilities that await at Grawen Street.

Exterior

Hall
Enter via composite front door into the reception hall. Papered décor finished to a textured ceiling and a central light fittings with decorative coving. Wood herringbone flooring. Radiator. Power points. Doors to lounge, sitting room, dinning room and storage. Stairs allowing access to second floor.

Lounge
15'6" x 18'1"
PVCU double glazed bay window to rear. Plain plaster and emulsion décor finished to a flat ceiling with decorative coving and a central light fitting. Featured fire surround with log burner with matching back plate and hearth. Fitted carpet. Radiator. Power points.

Sitting Room
13'6" x 11'7"
Image 1
PVCU double glazed windows to rear. Composite front door to rear. Plain plaster and emulsion décor finished to a flat ceiling with decorative coving and a central light fitting. Featured fire surround with log burner with matching back plate and hearth. Laminate flooring. Radiator. Power points.

View From Sitting Room
Composite door giving access to rear.

Dining Room
15'4" x 16'9"
Image 1
PVCU double glazed windows to rear and side. Plain plaster and emulsion décor finished to a flat ceiling with decorative coving and a central light fitting. Featured fire surround with log burner with matching back plate and hearth. Wood herringbone flooring. Radiator. Power points. Opening allowing access to kitchen and door allowing access to shower room.

Kitchen
10'6" x 11'9"
Image 1
Two PVCU double glazed windows to side. A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Slot in cooker Part tiled and part plain plaster and emulsion décor finished to a wooden panelling ceiling and spot lighting. Wood herringbone flooring. Power points.

Shower Room
10'4" x 4'6"
PVCU double glazed window to side. Part ceramic tiled and part plain plastered emulsion décor finished to a flat ceiling and central light fitting. Suite comprises of walk in shower, pedestal wash hand basin and w/c. Vinyl flooring. Radiator.

Landing Area
PVCU double glazed window to rear. Papered décor finished to a flat ceiling with decorative coving and two central light fitting. Doors allowing access to bedrooms and bathroom. Radiator. Fitted carpet. Power points. Stairs allowing access to attic bedrooms.

Bedroom 1
16'3" x 14'9"
PVCU double glazed bay window to rear. Papered décor finished to a textured ceiling with decorative coving and central light fitting. Built in wardrobes. Fitted carpet. Radiator. Power points.

Bedroom 2
13'4" x 8'7"
PVCU double glazed window to side. Built in wardrobes. Papered décor finished to a flat ceiling with decorative coving and a central light fitting. Fitted carpet. Radiator. Power points.

Bedroom 3
13'6" x 11'2"
PVCU double glazed window to front. Built in wardrobes. Papered décor finished to a textured ceiling with decorative coving and central light fitting. Fitted carpet. Radiator. Power points.

Bedroom 4
14'8" x 9'6"
PVCU double glazed window to front. Built in wardrobes. Papered décor finished to a flat ceiling with decorative coving and central light fitting. Fitted carpet. Radiator. Power points.

Bedroom 5
11'6" x 7'4"
PVCU double glazed window to side. Plain plaster and emulsion décor finished to a flat ceiling with decorative coving and a central light fitting. Radiator. Power points.

Bathroom
12'6" x 7'1"
PVCU double glazed window to side. Part ceramic tiled and part papered



décor finished to a flat ceiling and central light fitting. Suite comprises of walk in shower, bath and vanity unit wash hand basin. Vinyl flooring. Radiator.

W/C

4'9" x 3'2"

PVCU double glazed window to side. Part ceramic tiled and part plastered décor finished to a flat ceiling and central light fitting. Suite comprises of w/c. Vinyl flooring.

Attic Landing

Papered décor finished to a flat ceiling with decorative coving and a central light fitting. Doors allowing access to bedrooms. Radiator. Fitted carpet.

Attic Room Bedroom 6

15'6" x 20'1"

PVCU double glazed window to rear and front. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Two fire places. Radiator. Power points.

Attic Room Bedroom 7

13'1" x 11'1"

PVCU double glazed window to rear. Papered décor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points.

Rear Garden

Fully enclosed rear garden with side access. Extra land to the side of the property. Door allowing access into garage. Open views over the local countryside.

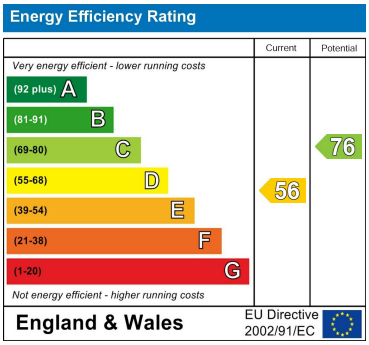




Council Tax Band

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Energy Performance Graph



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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.

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