



House (EPC Rating: E)

110 HIGH STREET, GILFACH GOCH, PORTH,
CF39 8SN

£124,995



OSBORNE
ESTATES



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E

3 Bedroom House located in Porth

Nestled in the heart of Gylfach Goch, Porth, this charming three-bedroom house on High Street offers a delightful blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, schools, and transport links, making it perfect for families and professionals alike.

As you enter the home, you are greeted by a warm and inviting atmosphere. The spacious living areas are designed for both relaxation and entertaining, allowing for a seamless flow between rooms.

The three bedrooms are generously sized, providing plenty of room for rest and personalisation. Each room benefits from natural light, creating a bright and airy feel throughout the property. The bathroom is modern and functional, catering to the needs of a busy household.

Outside, the property boasts a modest garden space, ideal for enjoying the fresh air or for children to play. The location on High Street means you are just a stone's throw away from local shops and parks, enhancing the appeal of this lovely home.

This house is not just a place to live, it is a wonderful opportunity to create lasting memories in a vibrant community. Do not miss the chance to make this delightful house your new home.

Living Room

11.3 x 2.3

This inviting living room features a large, dark grey corner sofa that comfortably seats several people, set against walls painted in a calming blue shade. A colourful patterned rug adds warmth to the floor, and the room benefits from natural light streaming through the front window. The space connects openly to the adjacent dining room, creating a welcoming flow between the two areas.

Dining Room

16.1 x 11.3

The dining room presents a spacious environment with wood-effect flooring and neutral walls, some painted in a subtle earthy tone. A wooden dining table occupies the centre, accompanied by storage shelving and a large fish tank. The room is brightened by natural light and has a door leading directly into the living room, ensuring a comfortable space for family meals and gatherings.

Kitchen

12.9 x 11.9

The kitchen is fitted with modern navy blue cabinets complemented by wooden work surfaces, creating a stylish yet practical workspace. Large windows provide stunning views of the surrounding greenery and hills, filling the room with natural light. Appliances include a built-in oven and hob, and there is space allocated for a washing machine. The flooring is a light laminate, and recessed ceiling lights add brightness to the room.

Bathroom

5.6 x 8.3

This bathroom features sleek, glossy black wall panels that

create a contemporary feel, paired with light floor tiles. It includes a white bath with a glass shower screen, a modern toilet, and a wash basin with an integrated vanity unit. A round mirror above the sink and discreet lighting complete the polished look of this compact yet stylish space.

Landing

The upstairs landing is a bright, narrow space with a skylight that allows natural light to filter through. It provides access to the bedrooms and bathroom, featuring neutral walls and carpeted flooring, creating a simple and practical connecting area.

Bedroom 1

11.3 x 9.9

This bedroom is comfortably sized with a large window offering views of the outdoors. It is furnished with a double bed, a wooden chest of drawers, and built-in wardrobes. The floor is covered with a striped carpet, and the walls are kept neutral, creating a cosy personal space.

Bedroom 2

9.9 x 11.5

A bright bedroom designed with younger occupants in mind, featuring a window overlooking the street. The room contains bunk beds, a playful rug, and a colourful comic-themed wallpaper on one wall. The other walls are neutral, and the floor is carpeted, making it a cheerful and practical space for children.

Bedroom 3

5.6 x 8.3

This useful room serves as a storage or dressing space, with blue walls and carpeted flooring. A window allows



natural light to enter, and the room is fitted with clothes rails and shelves, making it ideal for organising clothing or household items.

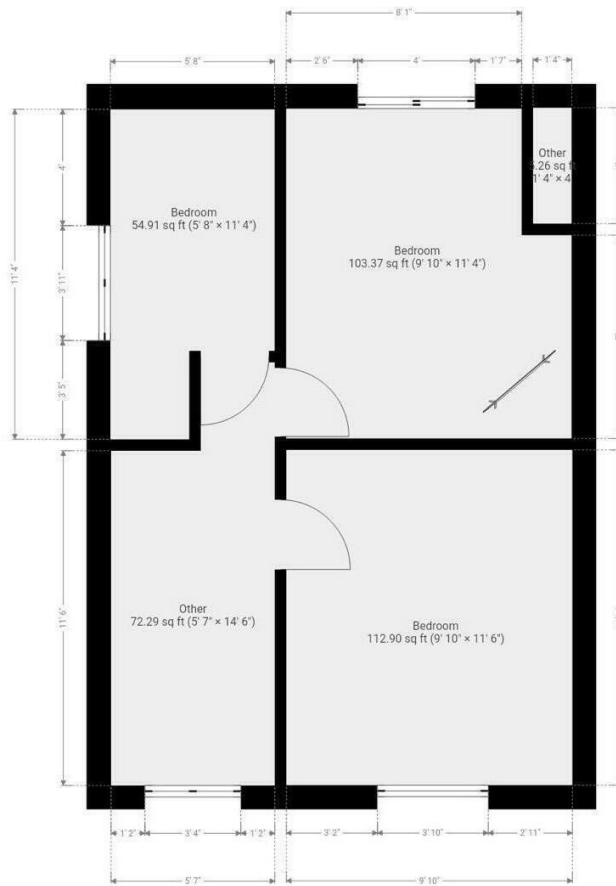
Rear Garden

The rear garden is an enclosed outdoor area featuring a paved patio space and a wooden fence providing privacy. It overlooks a natural green landscape with trees and hills in the distance, offering a pleasant and peaceful setting to enjoy fresh air and outdoor activities.

Front Exterior

The exterior of the property shows a traditional end-terrace home with pebble dash walls and double-glazed windows. The front door is modern and framed by a small porch area. There is parking space immediately in front and a side gate securing access to the rear garden, all set beneath a blue sky backdrop.



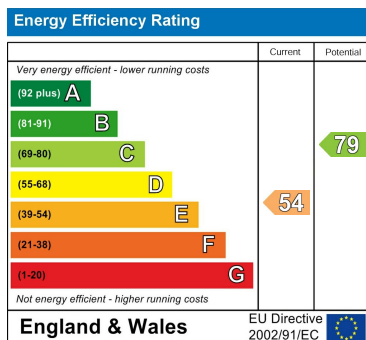


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