

FREEHOLD



House - Terraced (EPC Rating: D)

41 CORONATION ROAD, EVANSTOWN,
PORTH, CF39 8RE

£149,995



3 Bedroom House - Terraced located in Porth

TERRACEDTHREE BEDROOMS***NO CHAIN***GARAGE TO REAR***SOUGHT AFTER LOCATION***

Osborne Estates are pleased to offer to the market this property nestled on the ever popular Coronation Road in the heart of Gilfach Goch, this attractive three bedroom terraced home offers a wonderful opportunity for families and first time buyers alike.

Stepping inside, you are greeted by spacious living accommodation that is both functional and comfortable.

To the rear of the property, a garage provides convenient parking or extra storage, a true asset in this sought after area. Outside space at the back is perfect for storing bicycles, gardening, or simply enjoying a sunny afternoon.

Coronation Road is superbly situated with excellent local amenities close at hand Gilfach Goch itself is a thriving village, with a warm sense of community and a choice of well regarded schools nearby. Cardiff and Bridgend are easily accessible for commuters either by car or public transport, while the surrounding countryside offers ample opportunity for weekend walks and outdoor pursuits.

The convenience of local shops and medical facilities, together with picturesque parks ensure that everything you need is right on your doorstep. The area boasts a variety of leisure and sports facilities, community centres, and traditional pubs, perfect for families and those seeking an active social life.

Don't miss the chance to secure this well located home with practical amenities. Arrange a viewing today and discover all that this lovely property and its fantastic surroundings have to offer.

Porch

Composite front door leading into a welcoming porch, attractively finished with plain plastered décor with wall panelling and a flat ceiling, complemented by a central light fitting. Laid to vinyl flooring and benefits from a radiator. Internal door provides access to the lounge.

Lounge

24'0" x 15'3"

Image 1

Featuring a PVCU bay double glazed window to the front, this spacious lounge is finished with smooth plastered walls in emulsion and a flat ceiling with two central light fittings. The room is completed with fitted carpet, a radiator and multiple power points. Internal door allowing access to kitchen/diner.

Lounge.

24'0" x 15'3"

Image 2

Lounge..

24'0" x 15'3"

Image 3

Kitchen/Diner

16'7" x 13'3"

Image 1

To the rear, there are PVCU double glazed window and PVCU double glazed door, allowing for plenty of natural light. The kitchen is fitted with a range of matching wall and base units, complemented by heat resistant work surfaces and an inset sink with drainer and mixer tap. Integrated appliances include a built-in oven, hob, overhead extractor fan. The room features a plain plaster and vinyl flooring. Additional features include a radiator and multiple power points. Internal door allowing access to cloak and utility room.

Kitchen/Diner.

16'7" x 13'3"

Image 2

Kitchen/Diner..

16'7" x 13'3"

Image 3

Utility Room

5'2" x 3'5"

IMAGE TO FOLLOW

PVCU double glazed window to rear, plain plaster walls to a flat ceiling with spot lighting and vinyl flooring. .

Cloaks

4'3" x 3'5"

PVCU double glazed window to the rear. Walls are part tiled and part smooth plastered with an emulsion finish. Flat ceiling with central light fitting. The suite includes a pedestal wash hand basin and WC. Vinyl flooring and a radiator complete the room.

Landing Area

Plain plastered decor finished to a flat ceiling with a central light fitting. Fitted carpet flooring. Access to the attic. Doors lead to the bedrooms and bathroom.

Bedroom 1

9'1" x 10'5"

Image 1

PVCU double glazed window to the rear. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bedroom 1.

9'1" x 10'5"

Image 2

Bedroom 2

8'3" x 9'6"

Image 1

PVCU double glazed window to the front. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bedroom 2.

8'3" x 9'6"

Image 2

Bedroom 3

6'6" x 7'6"

IMAGE TO FOLLOW

PVCU double glazed window to the front. Smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points.

Bathroom

6'5" x 5'4"

PVCU double glazed window to the rear. Walls are fully ceramic tiled and



part smooth plastered with an emulsion finish, complemented by a flat ceiling with spot lighting. The suite features a bath with over head shower, Vanity wash hand basin and a W/C. Ceramic tiled flooring and heated towel rail.

[Rear Garden](#)

Image 1

Patio area with steps leading down to garage. Rear access.

[Rear Garden.](#)

Image 2

[Rear Garden..](#)

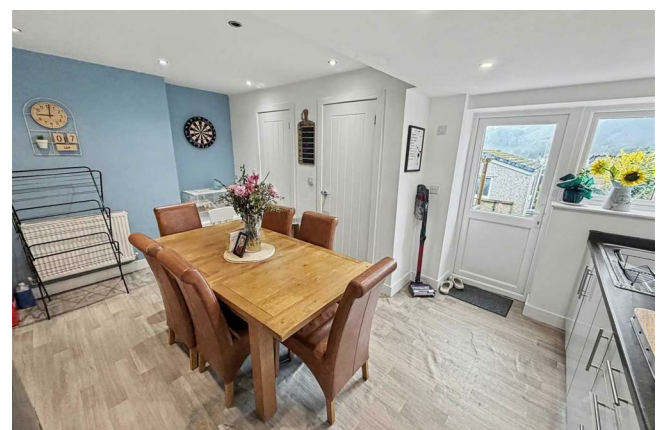
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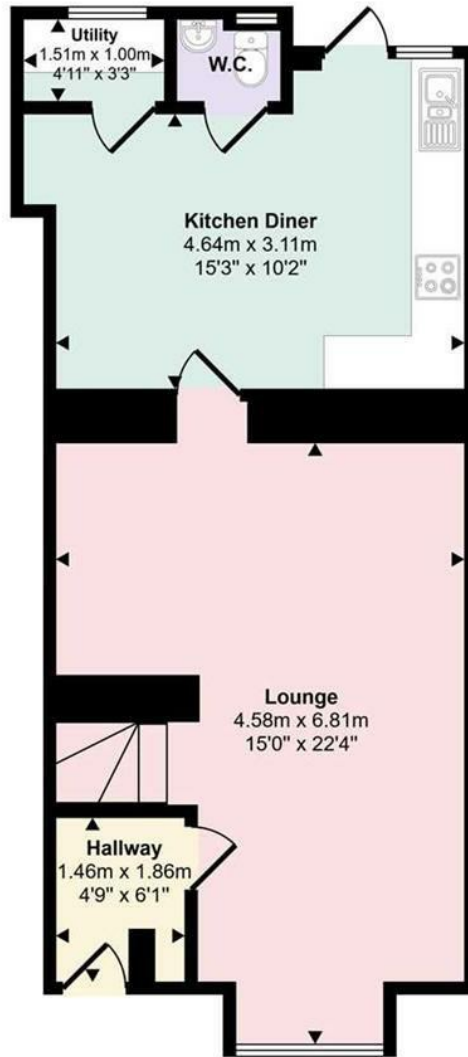
[Garage](#)

Garage to rear.

[Night Image](#)

Image 1





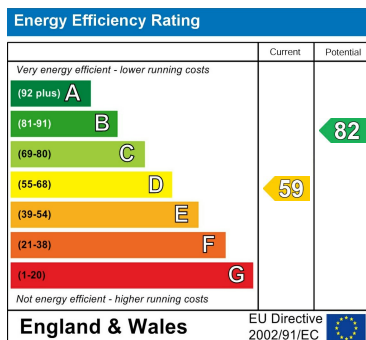
Ground Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.