

FREEHOLD



House - Semi-Detached (EPC Rating: D)

22 WOOD STREET, PORTH, CF39 8UF

£199,995



# 4 Bedroom House - Semi-Detached located in Porth

\*\*\*SEMI DETACHED\*\*\*FOUR BEDROOMS\*\*\*TWO BATHROOMS\*\*\*NO CHAIN\*\*\*SOUGHT AFTER LOCATION\*\*\*

Osborne Estates are pleased to offer to the market this property set on the sought-after location of Wood Street in Gilfach Goch, this impressive four bedroom semi detached home offers an appealing blend of comfort, space, and outstanding views. Ideal for discerning families, the property enjoys open views from both the front and rear, allowing you to savour uninterrupted scenes of the picturesque local countryside, perfect for those who appreciate peaceful surroundings with a rural feel. Inside, the home is well proportioned, featuring four generously sized bedrooms and two bathrooms, providing plenty of flexibility for growing families, home offices, or guest accommodation. Bright, spacious living areas ensure ample room for entertaining or relaxing after a busy day, while quality fittings throughout add a touch of elegance. The property is superbly located just a short stroll from the heart of Gilfach Goch, a welcoming village renowned for its community spirit and local amenities. Excellent schools are within easy reach, as are green spaces for walking, cycling, or family outings. Commuters will appreciate convenient road links to nearby Pontypridd, Tonyrefail, and beyond, making this an ideal base for balancing town access and countryside tranquillity. Rarely do homes become available in such a prime position with uninterrupted open views. Contact today to arrange a viewing and discover the charm and potential of this wonderful family home.

## Lounge

11'5" x 13'1"

Image 1

Featuring a PVCU double glazed bay window to the front, this lounge is finished with smooth plastered walls in emulsion and a flat ceiling with a central light fittings. The room is completed with laminate flooring, a radiator, and multiple power points. Opening provide access to the sitting room.

## Lounge.

11'5" x 13'1"

Image 2

## Lounge..

11'5" x 13'1"

Image 3

## Sitting Room

14'3" x 11'3"

Image 1

Featuring a PVCU double glazed window to the side, this sitting room is finished with smooth plastered walls in emulsion and a flat ceiling with a central light fittings. A stylish feature fire surround with inset gas fire, matching hearth, and back plate creates a welcoming focal point. The room is completed with laminate flooring, a radiator, and multiple power points. Internal double door provide access to the kitchen/diner.

## Sitting Room.

14'3" x 11'3"

Image 2

## Sitting Room..

14'3" x 11'3"

Image 3

## Kitchen/Diner

15'1" x 15'4"

Image 1

To the rear, there are three PVCU double glazed window, 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 and dishwasher. The room features a plain plaster and emulsion walls, a flat ceiling spot lighting, and vinyl flooring. Additional features include a radiator and multiple power points. Internal door provide access to the bathroom.

## Kitchen/Diner.

15'1" x 15'4"

Image 2

## Kitchen/Diner..

15'1" x 15'4"

Image 3

## Kitchen/Diner...

15'1" x 15'4"

Image 4

## Bathroom

8'2" x 5'8"

Image 1

PVCU double glazed window to the side. Walls are part ceramic tiled and part smooth plastered with an emulsion finish, complemented by a flat ceiling with a central light fitting. The suite features a bath, pedestal wash hand basin and a W/C. Ceramic tiled flooring and radiator

## Bathroom.

8'2" x 5'8"

Image 2

## Landing Area

PVCU double glazed window to the side. Plain plastered decor finished to a textured ceiling with an emulsion finish and two central light fitting. Fitted carpet flooring. Doors lead to the bedrooms, bathroom, and storage cupboard.

## Bedroom 1

12'1" x 9'4"

Image 1

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

## Bedroom 1.

12'1" x 9'4"

Image 2

## Bedroom 2

10'2" x 7'5"

Image 1

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

## Bedroom 2.

10'2" x 7'5"

Image 2

## Bedroom 3

8'1" x 5'1"

Image 1

PVCU double glazed window to the front. Textured ceiling with an emulsion finish and central light fitting. Fitted carpet, radiator and power points. Door with stairs leading to attic space.

## Bedroom 3.

8'1" x 5'1"

Image 2



**Bedroom 4**

9'8" x 4'1"

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

**Bathroom**

9'2" x 5'2"

Image 1

PVCU double-glazed window to the side. Walls are part ceramic tiled and part smooth plastered with an emulsion finish, complemented by a flat ceiling with a central light fitting. The suite features a walk in shower, pedestal wash hand basin and a W/C. Vinyl flooring with heated towel rail.

**Bathroom.**

9'2" x 5'2"

Image 2

**Front Garden**

Front garden laid to patio area and grass area. Open views looking over the local countryside.

**Rear Garden**

IMAGE TO FOLLOW

Rear garden laid to patio area and decked area. Outer Building. Side access. Open views looking over the local countryside.

**Exterior**

**Rear Garden.**

IMAGE TO FOLLOW

**View From Rear**

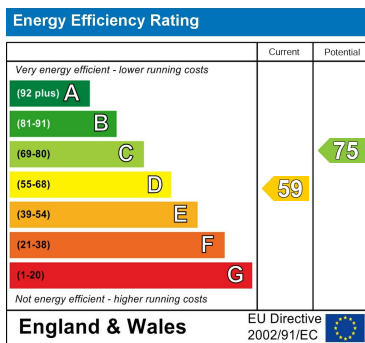
Open views looking over the local countryside.



Council Tax Band

**B**

Energy Performance Graph



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