

FREEHOLD



House - Semi-Detached (EPC Rating: E)

32 FERN STREET, GILFACH GOCH, PORTH,
CF39 8TP

£164,995



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E

3 Bedroom House - Semi-Detached located in Porth

Nestled in the tranquil surroundings of Fern Street, Gilfach Goch, this charming semi-detached terraced house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space.

Upon entering, you are welcomed into a spacious open lounge and sitting room, perfect for relaxation and entertaining guests. The kitchen/diner offers a functional space for family meals and gatherings, although it does require some renovation to truly shine. The potential to personalise this area to your taste is a wonderful opportunity for any aspiring homeowner.

The property boasts a generous garden at the rear, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, a garage is conveniently located at the back, offering secure storage or the possibility of a workshop.

While the house is in need of some refurbishment, it is situated in a quiet location, making it a peaceful retreat from the hustle and bustle of everyday life. With a little imagination and effort, this property can be

Front Exterior

This welcoming front exterior presents a traditional terraced house with a low brick wall and a small garden area featuring a few shrubs. The large bay window provides ample natural light into the front room, while the side pathway leads alongside the house, bordered by a brick wall and paving stones, offering access to the rear garden and additional outdoor space.

Reception Room

32'6" x 80'2"

A bright and spacious reception room with plush carpeting and neutral walls. The large bay window fitted with vertical blinds floods the room with natural light, creating a pleasant space to relax or entertain. Alcoves with built-in lighting add a subtle decorative touch, and the room flows easily into the adjoining living area, enhancing the sense of openness.

Kitchen

24'10" x 51'9"

The kitchen is fitted with wooden units and laminate work surfaces, arranged along both sides to provide ample storage and workspace. There is a freestanding cooker and space for a washing machine. The window above the sink allows for plenty of natural light, and the laminate flooring offers practical and easy-to-clean surfaces throughout.

Bathroom

17'4" x 24'5"

A well-appointed bathroom with tiled walls and flooring, featuring a shower cubicle with glass doors. The window is dressed with lace curtains, allowing light while maintaining

privacy. A white toilet and pedestal basin complete the suite, accompanied by a towel radiator and an additional radiator beneath the window for comfort.

Hallway

A traditional hallway with carpeted stairs leading to the first floor. The walls are decorated with patterned wallpaper, and a wooden banister runs alongside the staircase, adding character and warmth to the entrance of the home.

Bedroom 1

46'4" x 32'5"

A charming bedroom featuring neutral-toned décor and carpeting. Built-in wardrobes provide practical storage solutions, and two windows fitted with curtains allow natural light to fill the room. The space offers a cosy and private area for rest and relaxation.

Bedroom 2

24'11" x 38'1"

This bedroom offers soft carpeting and light walls, with a wardrobe and chest of drawers providing storage. A window with curtains allows natural light, creating a calm and inviting environment for a good night's sleep or quiet study.

Bedroom 3

27'7" x 25'11"

A further bedroom with a warm colour palette and carpeting. The furniture includes a wardrobe and chest of drawers, with a window fitted with curtains providing natural light. This room has a cosy feel and is well-suited for a single bed or use as a study space.



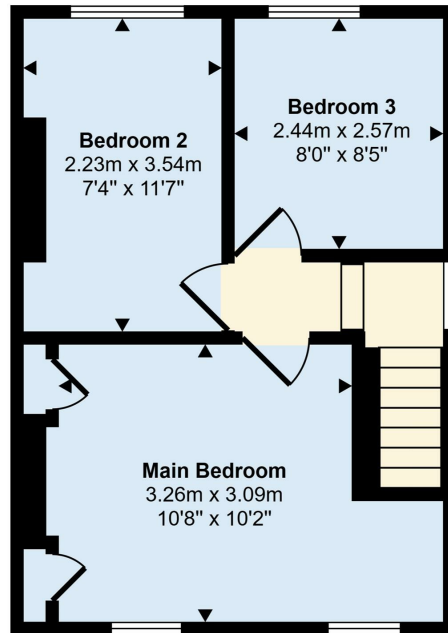
Rear Garden

The rear garden is a delightful outdoor space featuring a paved pathway flanked by greenhouse structures and lush greenery. The garden is well-established with various plants and shrubs, leading to a charming view over neighbouring houses and open countryside in the distance, adding a tranquil and scenic backdrop to the property.

Rear Garden

The surrounding area includes a large green space with well-maintained grass and benches, ideal for outdoor relaxation and community activities. This pleasant open area provides a peaceful environment with views of nearby hills and a children's play area, making it a perfect spot for families and leisure.





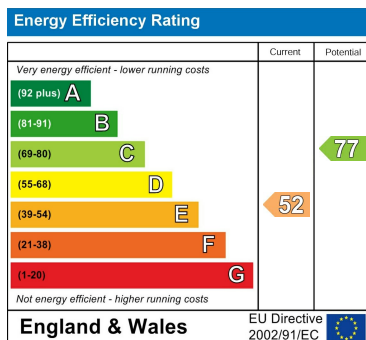
First Floor
Approx 32 sq m / 346 sq ft

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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