

FREEHOLD



House - Semi-Detached (EPC Rating:)

15 BRYN HEDD, GILFACH GOCH, PORTH,
CF39 8UT

£139,995



3 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of Bryn Hedd, Hendreforgan, Gilfach Goch, Porth, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Situated in a friendly neighbourhood, this property benefits from local amenities and transport links, making it an excellent choice for those who commute or enjoy exploring the surrounding areas.

This semi-detached house is not just a place to live; it is a home where memories can be made. Whether you are a first-time buyer or looking to settle down, this property presents a wonderful opportunity to embrace a comfortable lifestyle in a welcoming community.

Living Room

13'3" x 10'8"

This welcoming living room is filled with natural light and features a charming fireplace as its focal point. The warm wood-effect flooring complements the neutral walls, creating a cosy and inviting space. This room benefits from large windows and French doors that open onto the garden, enhancing the connection between indoor and outdoor living.

Kitchen/Diner

21'2" x 10'4"

The kitchen is fitted with a range of white wall and base units topped with attractive marble-effect work surfaces. Practical in design, it benefits from a gas hob and oven, with a window above the sink providing plenty of natural light. The kitchen opens through to the living area, creating a social and convenient layout.

Conservatory

9'3" x 9'5"

The conservatory is a bright and airy space with a vaulted ceiling and ceiling fan. Surrounded by windows on all sides, it offers panoramic views of the garden and beyond. Furnished with comfortable wicker seating, this tranquil room is perfect for relaxing and enjoying the outdoor scenery all year round.

Cloaks

The cloak room is well presented with a white suite comprising a washbasin with storage underneath and a shower area fitted with an electric shower and folding shower screen. The room is fully tiled in white, reflecting the natural light that enters through the window, creating a bright and fresh atmosphere.

Bedroom 1

13'4" x 10'6"

This bedroom is comfortably sized and natural light floods the room through a single window. The warm wood flooring and neutral walls create a relaxing environment, complemented by a built-in wardrobe providing practical storage space.

Bedroom 2

8'11" x 12'7"

A spacious bedroom featuring a large window that lets in plenty of daylight. The room is decorated in soft tones with wood-effect flooring, offering a versatile space that could be used as a bedroom or a study.

Bedroom 3

8'5" x 7'12"

A third bedroom benefits from built-in storage cupboards. The window offers pleasant views and brings natural light into the room, making it ideal as a guest room, nursery or study area.

Rear Garden

The garden is a delightful outdoor space that boasts well-maintained lawn areas bordered by flower beds, colourful plants and shrubs. A paved patio area offers a perfect spot for outdoor seating, while a greenhouse provides space for growing plants. The garden benefits from open views over the surrounding countryside, enhancing the peaceful and private setting.

Front Exterior

The front exterior of the property features a pathway bordered by vibrant shrubbery and a charming archway



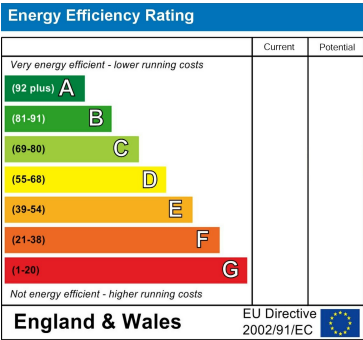
with well-trimmed greenery, leading to the front door. Low boundary walls surround a neat lawned area, creating a welcoming approach to the home.



Council Tax Band

A

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.

