FREEHOLD







House - Detached (EPC Rating: C)

12 DOL AFON, PORTH, CF39 0DD

£320,000

OSBORNE ESTATES

3 2 1 C

3 Bedroom House - Detached located in Porth

Nestled in the desirable area of Dol Afon, Porth, this charming detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms (en-suite to the primary bedroom, two bathrooms and a welcoming reception room, providing a lovely space for relaxation and entertaining guests.

The heart of the home is undoubtedly the kitchen/diner, which is designed to be both functional and inviting. This area is perfect for family meals and gatherings, allowing for a warm and sociable atmosphere.

Outside, the property benefits from a detached garage, providing ample storage space or the potential for a workshop. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This detached family home in Dol Afon is not just a house; it is a place where memories can be made. With its appealing features and sought-after location, it presents a wonderful opportunity for anyone looking to establish their roots in this charming part of Porth.

Front Exterior
A delightful front exterior of a well-maintained detached house, constructed in red brick with light stone accents. The property features a covered entrance porch with a modern front door and a small garden area with potted plants. The setting offers views of a picturesque, hilly landscape in the background, enhancing its curb appeal.

Hallway
The entrance hall welcomes you with a warm, neutral decor and ceramic tiled flooring. It is brightened by natural light from the front door with glazed panels, and includes a stairway leading upstairs with a patterned runner. Doors allowing access to w/c and lounge.

Cloakroom/WC
4'8" x 3'6"
This well-appointed cloakroom/WC features a white pedestal basin and toilet, set against cream walls and ceramic tiled flooring. A small, frosted window allows natural light in while maintaining privacy, and a round mirror above the basin adds a contemporary touch.

Living Room
13'11" x 12'6"
The living room is a comfortable and inviting space, dressed in soft neutral tones with wood-effect laminate flooring that adds warmth. With ample space for two sofas and an armchair, centred around a modern wall-mounted electric fireplace. A large window with dark curtains lets in plenty of light while offering views to the front of the property, complemented by shelving and media storage that create a welcoming environment for relaxation or entertaining.

Kitchen/Dining Room
16' x 9'10"
The kitchen/dining room is a bright and airy space designed for both cooking and socialising. The kitchen area is fitted with cream cabinetry and wood-effect worktops, housing integrated appliances including an oven, gas hob and over-head extractor fan. With space for a fridge freezer and a washing machine. Contrasting dark limestone tiled flooring adds a sleek finish. The adjoining dining area provides ample apace for a dining table with chairs, positioned beside Patio doors that opens to the garden, bathing the space in natural light and offering lovely views.

Landing
The first floor landing is peaceful and bright, featuring neutral décor with striped carpeting. This area provides access to the bedrooms and bathroom, with a ceiling hatch indicating access to the loft.

Bedroom 1
12'8" x 8'4"
This generous double bedroom is presented in calming green tones and LVT flooring with a large window that fills the room with natural light, creating a restful and spacious retreat. Door allowing access to En-Suite.

Ensuite
5'7" x 5'4"
This well-equipped ensuite shower room includes a tiled shower cubicle, pedestal basin and toilet. The light blue walls and LVT flooring create a clean, modern feel, with a frosted window providing natural light and privacy.

Bedroom 2
9'4" x 8'11"
A lovely second bedroom painted in soft pink with LVT flooring, featuring a double bed and complemented by a desk and various storage units. A window allows natural light to brighten the room, making it a cosy, personal space ideal for a child or guest.

Bedroom 3
8'11" x 6'6"
This third bedroom, decorated in a gentle lilac shade, is a bright and comfortable space with a single bed and ample storage space. The window offers views over the garden and surrounding area, adding to the room's charm.



Bathroom

6'3" x 6'3"

The family bathroom is fresh and practical, featuring a white suite comprising a bath, pedestal basin and a toilet. Soft blue walls and neutral tiling add a calming atmosphere, enhanced by a frosted window that brings in natural light while ensuring privacy.



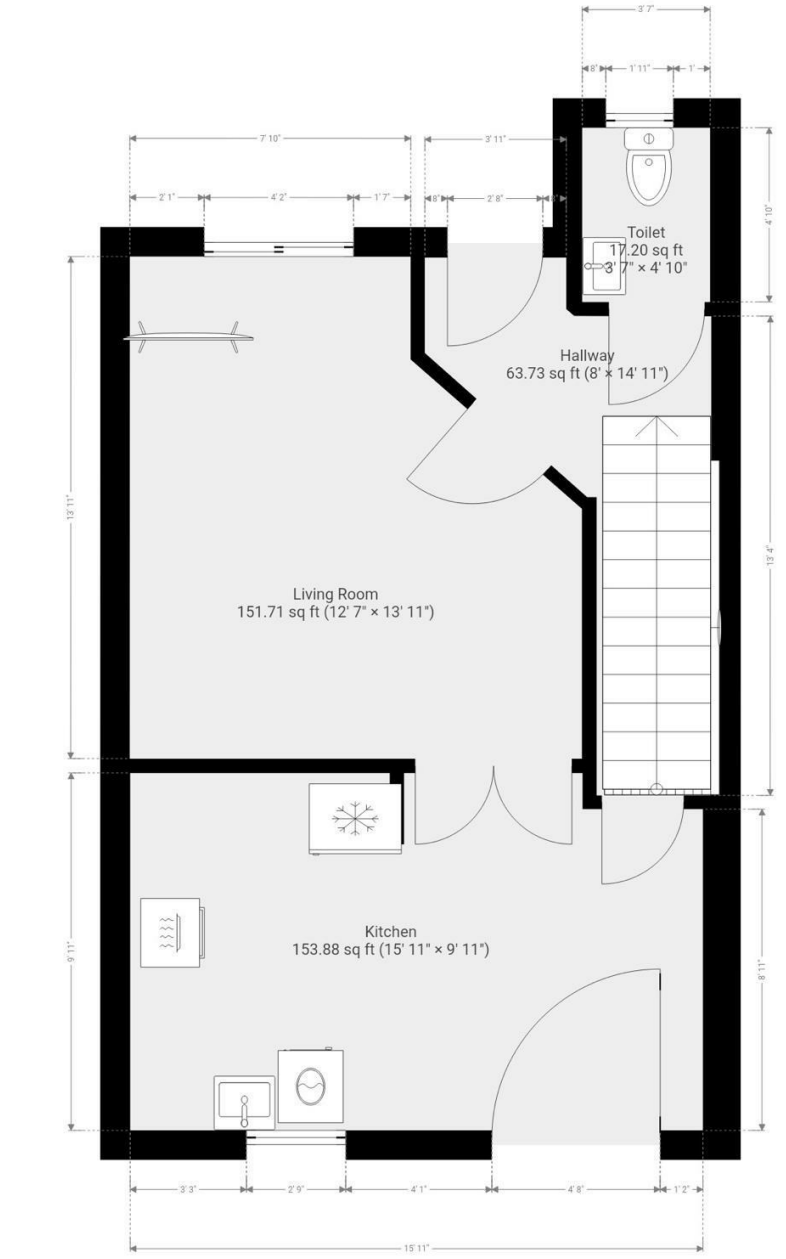
Rear Garden

The rear garden offers a generous lawn bordered by fencing. A paved seating area provides space for outdoor furniture, ideal for relaxing or entertaining. The garden enjoys open views over the surrounding neighbourhood and hills beyond, creating a pleasant and private outdoor space.

Garage

The property benefits from a detached garage with a roller shutter and driveway space in front. This offers useful additional storage or parking.



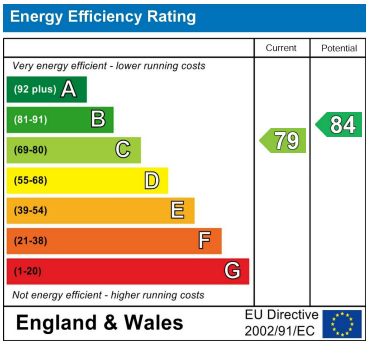


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