FREEHOLD







House - Semi-Detached (EPC Rating: D)

# 24 THE HEATHLANDS, GILFACH GOCH, PORTH, CF39 8TT

# £279,995

OSBORNE ESTATES

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# 3 Bedroom House - Semi-Detached located in Porth

Nestled in the charming area of The Heathlands, Gilfach Goch, Porth, this delightful semi-detached home offers a perfect blend of comfort and modern living. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining guests. The heart of the home is undoubtedly the spacious, modern kitchen, which is well-equipped and designed to meet the needs of contemporary family life.

This residence boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. Additionally, the property features a dressing room, adding a touch of luxury and practicality to the master suite. The two bathrooms cater to the needs of a busy household, providing convenience and comfort.

The location in Gilfach Goch offers a friendly community atmosphere, with local amenities and green spaces nearby, making it an ideal choice for families or those seeking a peaceful retreat. This semi-detached home is not just a property; it is a place where cherished memories can be made. Whether you are looking to settle down or invest, this home presents an excellent opportunity in a desirable area.

### Hallway

A welcoming hallway bathed in natural light from the stylish front door featuring diamond-shaped glass panels. The space is thoughtfully decorated with light wood effect laminate flooring and soft grey walls, creating a bright and airy atmosphere. Modern recessed ceiling lights provide ample illumination, while a wooden door leads to the lounge/diner and family bathroom and a staircase ascends to the first floor, carpeted in a complementary grey shade.

### Kitchen

18'4" X 10'11"

This well-appointed kitchen offers a sleek, contemporary design with light stone-effect work surfaces that reflect the natural light from the windows. The space features a built-in oven, induction hob and an elegant black extractor hood,fridge- freezer, washing machine and a sink beneath a wide window overlooking the garden. A central island with seating provides a casual dining or breakfast area, with sophisticated textured wall panels adding contrast and warmth. French doors open onto the rear garden, connecting indoor and outdoor living with ease.

### Living Room / Dining Room

17'5" X 13'

A spacious and inviting living room seamlessly extends into a dining area, both illuminated by large windows and French doors that open to the front garden. The living space is arranged around a modern wall-mounted TV above a contemporary fireplace, set on warm wooden flooring which runs throughout. Two elegant chandeliers add a touch of sophistication, while neutral walls provide a calm backdrop for relaxed family living and entertaining. Door allowing access to study.

### Study

6'7" x 5'9"

A multi-functional space. With soft carpeting underfoot and neutral walls. Could be used as an office, play room, games room etc. A window allows natural light to flood through the window. (Picture to follow)

### Bathroom

8' X 4'10"

A beautifully fitted bathroom featuring a bathtub with an over-head rainfall shower with body jets and a stylish black shower screen and mixer tap. The walls are tiled in a light tone with a contrasting dark tiled feature around the bath area, complemented by patterned floor tiles in monochrome. A modern white vanity unit with a black tap and minimalistic mirror completes the look, offering a chic and practical space.

### Landing

A bright and welcoming landing with neutral décor and carpet underfoot. The space benefits from a glass balustrade and decorative ceiling light and a patterned wallpaper feature on one wall, leading to doors that give access to the bedrooms.

### Bedroom 1

18'4" X 9'11"

A large master bedroom with a soft, neutral palette and carpeted floors. It features a stylish panelled accent wall behind the bed, two matching bedside cabinets, and a window that fills the space with warm sunset light. The room is connected to a dressing area with ample space for a wardrobe and a dressing table, providing a private, versatile space for relaxation and getting ready. Door leads through to en-suite.

### Ensuite

7'9" X 4'6"

A stylish, contemporary en suite shower room with pale wall tiles and a walk-in shower cubicle. It boasts a modern white vanity unit with storage beneath, a small frosted window, and a matching toilet. The space is finished with clean lines and subtle decorative wall details, offering a fresh and sleek feel.

### Bedroom 2

11'3" X 7'11"

A second bedroom with a cheerful and cozy atmosphere. The room has a bright window fitted with wooden blinds and light wood-effect flooring, creating a fresh and inviting feel.

### Bedroom 3

10'1" X 7'11"

A comfortable third bedroom featuring a double bed. The neutral walls and carpet create a warm and homely feel, with a window that allows




natural light to brighten the room. Simple shelving adds a practical storage solution.

### Rear Garden

The rear garden is a delightful low-maintenance space featuring an artificial lawn bordered by contemporary fencing and cream rendered wall pillars. A paved patio area extends from the house, providing an ideal spot for outdoor dining or relaxing. The garden benefits from mature trees beyond the boundary, creating a peaceful and private environment with lovely views at sunset.

### Summerhouse/Mancave

A well-designed outbuilding set within the garden, featuring double doors and multiple windows that allow natural light to flood in. The space offers versatility, ideal for use as a home office, bar, gym or studio, and sits adjacent to the paved patio and artificial lawn area for easy access.

### Front Exterior

The front exterior features a charming gateway path with a mild patterned concrete finish leading to the front door, which is sheltered by a curved wooden canopy. The brick façade is complemented by well-maintained planting, adding character and curb appeal to the property.

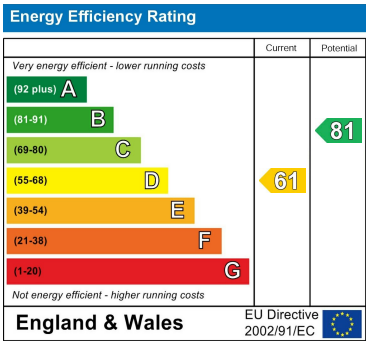




Council Tax Band

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Energy Performance Graph





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