



Primrose Terrace, Porth, , CF39 9TH

£120,000



- Ground Floor Bathroom
- Close To Local Amenities
- Low Maintenance Rear Garden
- Combi Boiler
- Two Double Bedrooms
- Perfect First-time-buy
- Modern Throughout
- No Onward Chain
- EPC Rating D

Description...

James Douglas are delighted to welcome this well presented two bedroom (former three bedroom) terrace property to the market. Set in the ever popular area of Llwynceilyn, Porth. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen and bathroom on the ground floor. Upstairs there are two double bedrooms, an upstairs WC. Mains gas fired central heating and UPVC double glazed throughout. On-street parking. A two tier, low maintenance plot with north facing garden space. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****STUNNING VIEWS TO FRONT****

****MODERN CONDITION THROUGHOUT****

****FORMER THREE BEDROOM TERRACE WITH POTENTIAL TO CONVERT BACK****

Primrose Terrace is within walking distance of Porth town centre or within a couple of minutes drive. Porth town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol G. G. Llwynceilyn Primary School & Cymmer Primary School with the local high school being Porth Community School. There is a useful mainline railway station in Porth town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

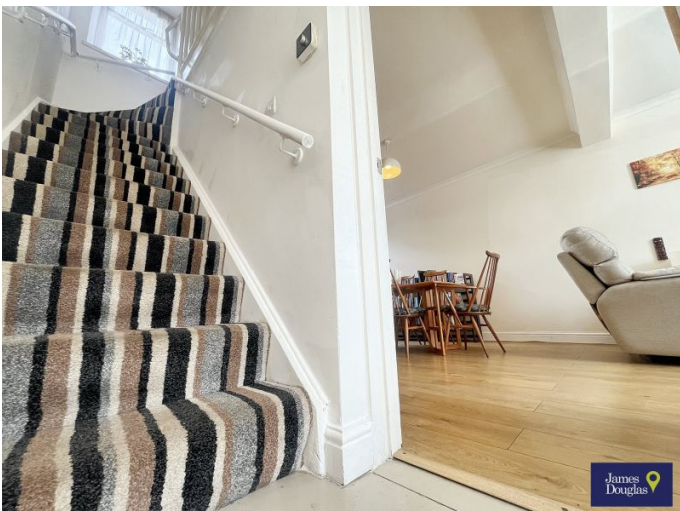
EPC: D

Council Tax Band: B

Please be advised that the sale of this property is subject to probate.

Accommodation...

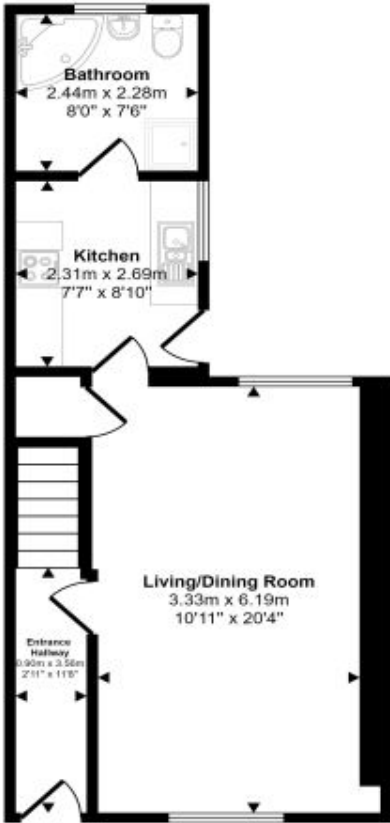
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Bathroom
- Landing
- Upstairs WC
- Bedroom One
- Bedroom Two
- Outside
- Directions



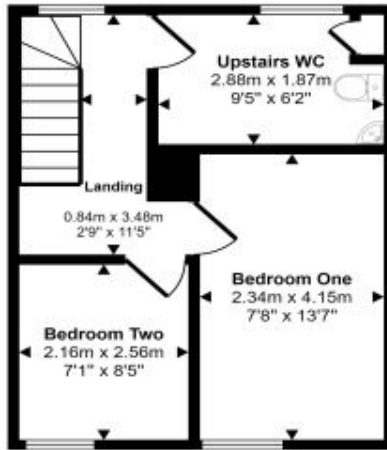


Floorplan

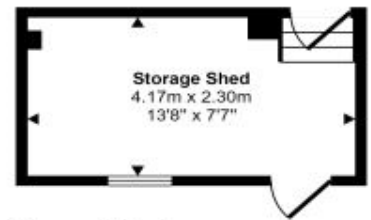
Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 29 sq m / 309 sq ft



Storage Shed
Approx 10 sq m / 103 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.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	