



Maes Y Bryn, Tonyrefail, Porth, CF39 8LA

£140,000



- No Onward Chain
- Off-Road Parking and Garage
- Modern Wet Room
- Combi Boiler
- South-Facing Garden
- Cul-De-Sac Location
- Two Double Bedrooms
- Modernisation Required
- EPC Rating **TBC**

Description...

James Douglas is delighted to welcome this two double bedroom semi-detached bungalow property to the market, being set in the ever popular area of Tonyrefail, Porth. This property is perfect for any prospective buyer looking to downsize and will consider a bit of a project. In brief terms the accommodation comprises an entrance hallway, kitchen, living/dining room, wet room, bedroom one and bedroom two all on the ground floor. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. Off-road parking for one car with potential to create more off-road parking by removing the ramp. The front garden is complemented by fake grass, chippings, trees and shrubbery. Side access. South facing, low maintenance rear garden space complemented by patio slabs, real grass, fake grass, shrubbery and a tree. Dilapidated detached garage/workshop to rear. EPC TBC. Council tax band B.

****FANTASTIC RENOVATION OPPORTUNITY****

****POTENTIAL TO ADD DORMER (STP)****

****3D WALK-THROUGH AVAILABLE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW PROPERTY - LOCATED IN THE SMALL VILLAGE OF TONYREFAIL, PORTH. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****FANTASTIC PANORAMIC VIEWS****

****CUL-DE-SAC LOCATION****

****MODERN KITCHEN & WET ROOM****

Maes Y Bryn is within a few minutes drive of Tonyrefail town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol G.G. Tonyrefail & Tref-Y-Rhyg Primary School with the local high school being Tonyrefail Community School. There is also a useful mainline railway in Porth town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

EPC: TBC

Council Tax Band: B

Accommodation...

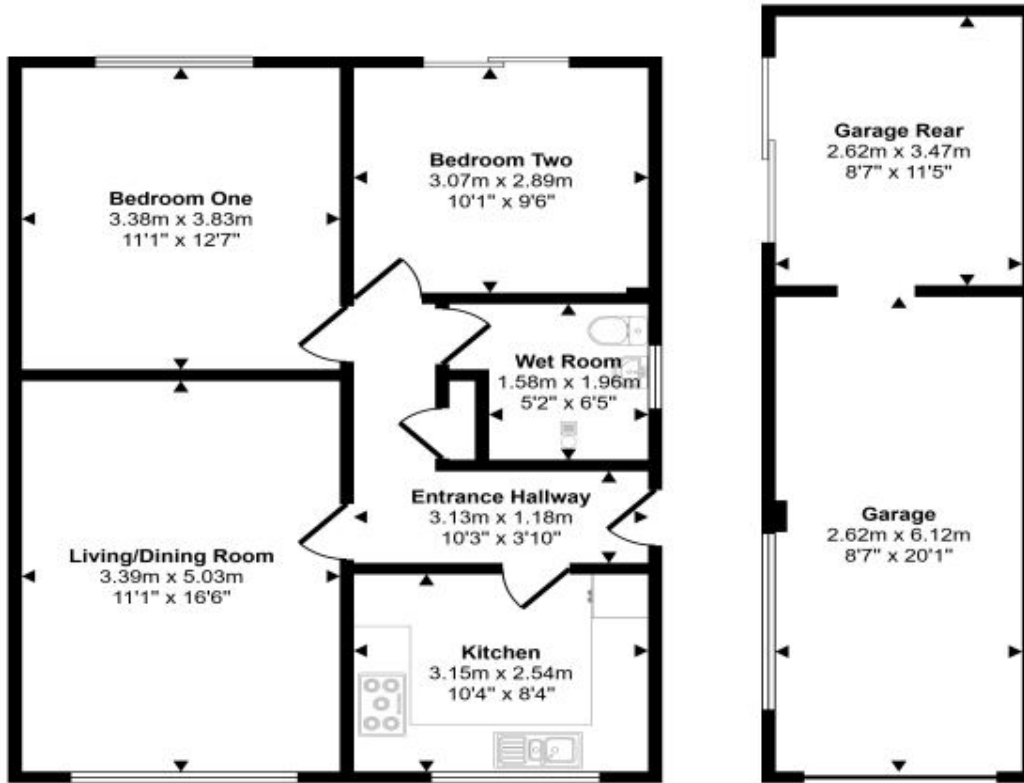
- Entrance Hallway
- Kitchen
- Living/Dining Room
- Bedroom One
- Bedroom Two
- Wet Room
- Garage
- Outside
- Directions





Floorplan

Approx Gross Internal Area
85 sq m / 920 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft

Garage
Approx 26 sq m / 275 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>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	