

Tylcha Wen Close, Tonyrefail, Porth, CF39 8AQ
£120,000



- No Onward Chain
- New Combi Boiler
- Ideal First Time Buy
- Cul-De-Sac Location
- Investment Opportunity
- Upstairs Bathroom
- Close To Local Amenities
- Off-Road Parking
- EPC Rating TBC

Description...

James Douglas is delighted to welcome this two bedroom end of terrace 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 looking to put their own stamp down. In brief terms the accommodation comprises a living/dining room and kitchen all on the ground floor. Mains gas fired central heating (brand new Baxi combi boiler) and UPVC double glazed windows and doors throughout. Off-road parking for one car. The front garden is complemented by real grass. Side access into the rear garden. North facing rear garden space complemented by patio slabs and real grass. EPC TBC. Council tax band B.

****FANTASTIC FIRST TIME PURCHASE****

****POTENTIAL TO EXTEND TO REAR (STP)****

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

Tylcha Wen Close 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 Cwmlai Primary School & Ysgol G.G. Tonyrefail with the local high school being Tonyrefail Community School. There is also a useful mainline railway in Llanharan and 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.

****BRAND NEW BAXI COMBI BOILER****

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

****CLOSE TO LOCAL AMENITIES****

Additional Information

Tenure: Freehold
EPC: TBC
Council Tax Band: B
Please note this property is subject to grant of probate

Accommodation...

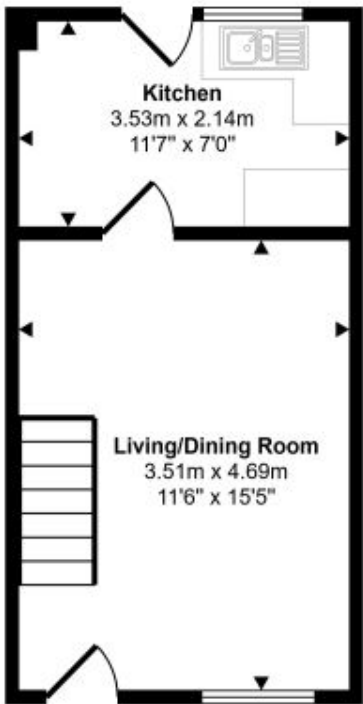
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Shower Room
- Outside
- Directions



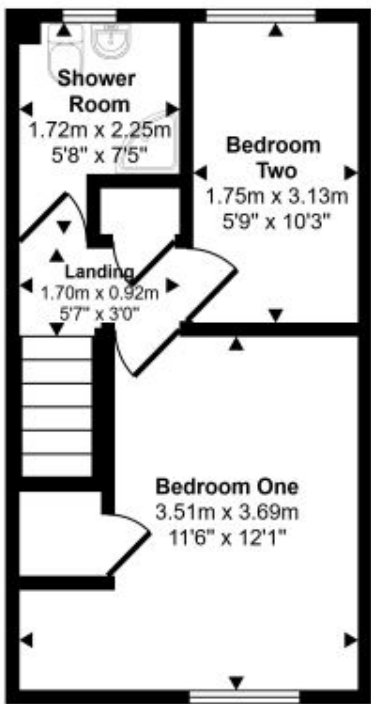


Floorplan

Approx Gross Internal Area
49 sq m / 532 sq ft



Ground Floor
Approx 25 sq m / 264 sq ft



First Floor
Approx 25 sq m / 268 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
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	