



High Street, Tonyrefail, Porth, CF39 8PH

£104,500



- Conservatory
- Close To Local Amenities
- No Onward Chain
- South-Facing Garden
- Two Double Bedrooms
- New Combi Boiler
- Ideal First Time Buy
- Modern Bathroom
- EPC Rating C

Description...

James Douglas is delighted to welcome this two double bedroom basement level apartment property to the market, being sold with no onward chain and set in the ever popular area of Tonyrefail, Porth. This property is perfect for any prospective buyer looking to buy their first home, invest or downsize. In brief terms the accommodation comprises an entrance hallway, open-plan kitchen,living/dining room, conservatory, bedroom one, bedroom two and bathroom all on the basement level floor. Mains gas fired central heating (new Worcester combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. South facing two tier rear garden space complemented by patio slabs and real grass. EPC C potential C. Council tax band A.

****MODERNIZED THROUGHOUT****

****OPEN-PLAN LIVING SPACE****

****FANTASTIC VIEWS****

****TWO DOUBLE BEDROOMS***

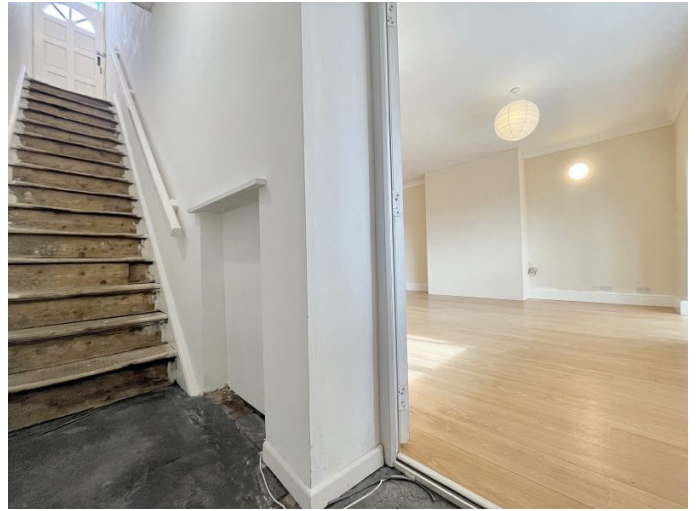
High Street is within a stones throw of Tonyrefail town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol G.G. Tonyrefail & Tref-Y-Rhyg Primary School with the local high school being Tonyrefail Community School. There is also a 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: Leasehold
Lease Term Remaining: 153 years
Service Charge: N/A
Ground Rent: N/A
EPC: C
Council Tax Band: A

Accommodation...

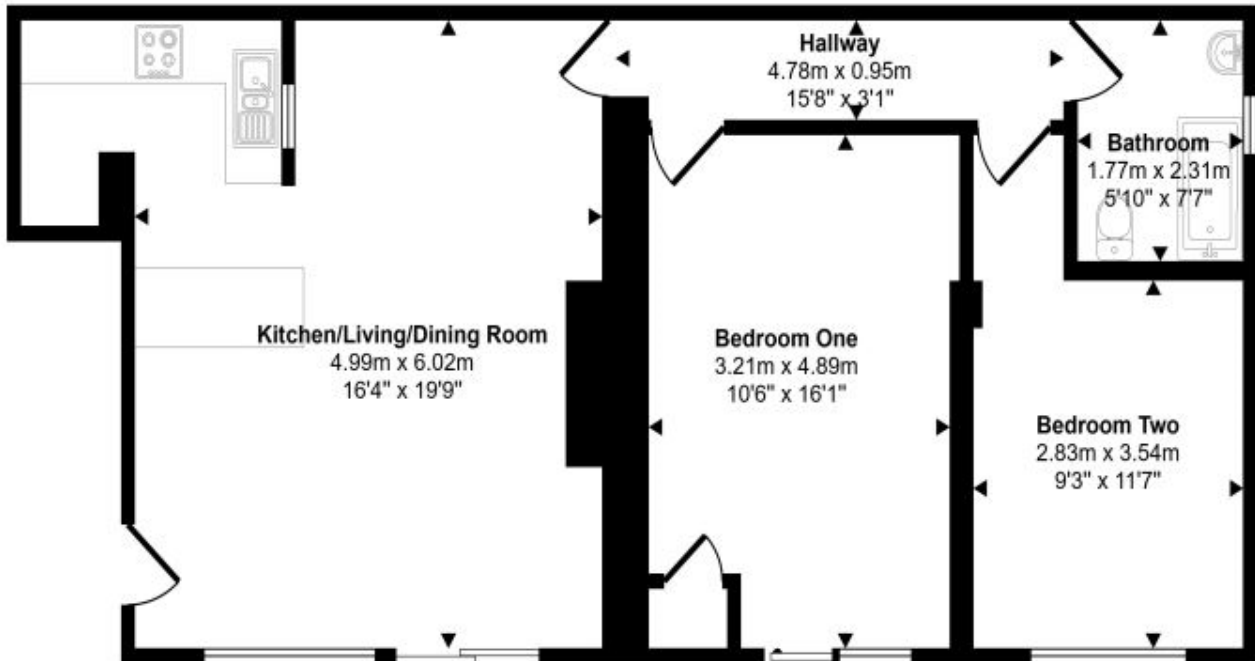
- Entrance Hallway
- Kitchen/Living/Dining Room
- Conservatory
- Hallway
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
74 sq m / 792 sq ft



Floorplan

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			
(81-91) B			
(69-80) C		73	78
(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		