



River Terrace, Porth, , CF39 9LS

£140,000



- Combi Boiler
- Refurbished Throughout
- South-Facing Garden
- Ideal First Time Buy
- No Onward Chain
- Close To Local Amenities
- Detached Garage
- Fully Rental Compliant
- EPC Rating TRC

Description...

James Douglas are delighted to welcome this recently refurbished three bedroom terrace property to the market. Set in the ever popular area of Porth, near the town centre. The perfect first-time-purchase or investment (fully rental compliant). In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen/breakfast room and bathroom on the ground floor. Upstairs there are two double bedrooms and a good sized single bedroom. Mains gas fired central heating (i-mini combi boiler) and UPVC double glazed throughout. On-street parking to side and rear with a detached garage to the rear. A two tier, low maintenance plot with south facing garden space. EPC TBC. Council tax band A.

****NO ONWARD CHAIN****

****SOUTH-FACING REAR GARDEN SPACE****

****RECENTLY FULLY REFURBISHED****

****DETACHED GARAGE TO REAR****

River 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. Llwynelyn 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: TBC

Council Tax Band: A

Accommodation...

- Entrance Hallway
- Living/Dining Room
- Kitchen/Breakfast Room
- Hallway
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Garage
- Outside
- Directions



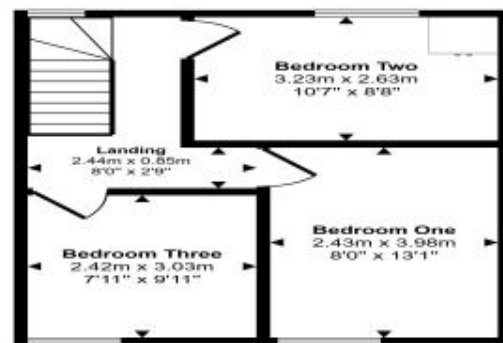


Floorplan

Approx Gross Internal Area
110 sq m / 1187 sq ft



Ground Floor
Approx 76 sq m / 823 sq ft



First Floor
Approx 34 sq m / 364 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			
(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		