

Graigwen Road, Cymer, Porth, CF39 9HA
£165,000



- Loft Room
- Well Presented Throughout
- Great A470/M4 Access
- Ideal First Time Buy
- Fantastic Views
- Landscaped Garden
- No Onward Chain
- Close To Local Amenities
- EPC Rating TBC

Description...

James Douglas are delighted to welcome this modern and well presented three bedroom end of terrace with loft room property to the market. Set in the ever popular area of Cymer, Porth. The perfect first-time-purchase, buy to let investment or for someone looking to upsize. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen and utility room on the ground floor. Upstairs there are two double bedrooms and a good sized single bedroom with a staircase to the loft room. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to front and side with a separate plot of land a stone's throw away, prime for paving and creating off-road parking. A two tier, low maintenance plot with north-west facing garden space complemented by a concrete base on the lower part and decking, fake grass, chippings and a 'man cave' on the upper part. Side access. There are also fantastic views to the front. EPC TBC. Council tax band A.

****NO ONWARD CHAIN****

****FANTASTIC VIEWS TO THE FRONT****

PLEASE NOTE THAT SOME ITEMS OF FURNITURE, WHITE GOODS AND OTHER MISCELLANEOUS ITEMS WILL BE REMOVED BY THE TENANT WHEN VACATING THE PROPERTY

****WELL PRESENTED AND MODERN THROUGHOUT****

****SEPARATE PLOT OF LAND PRIME FOR OFF-ROAD PARKING INCLUDED****

Graigwen Road, Cymer is within a few minutes drive of Porth town centre. Porth town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Cymmer Primary School & Ysgol Gyfun Cymer Rhondda 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...

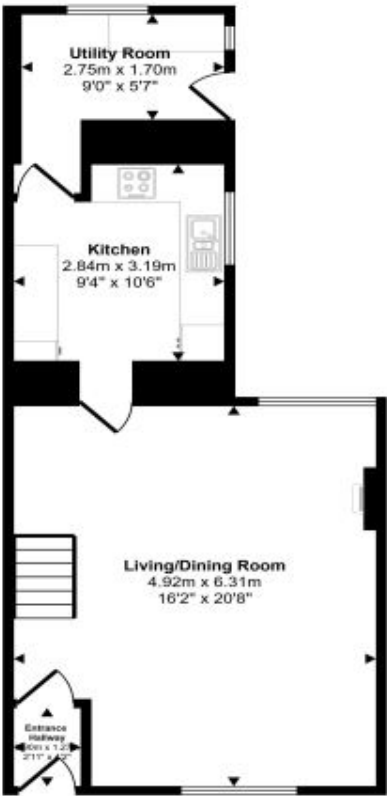
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Utility Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Loft Room
- Outside
- Directions



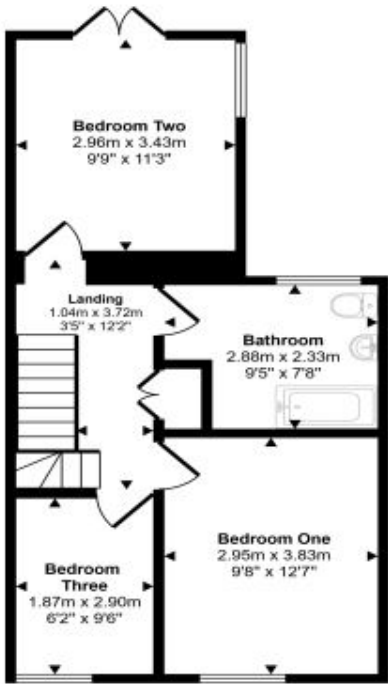


Floorplan

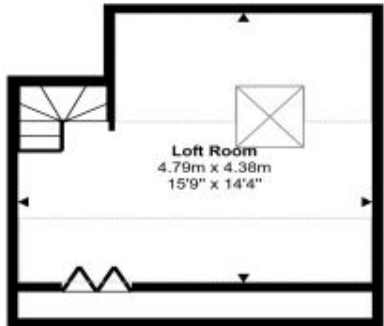
Approx Gross Internal Area
114 sq m / 1228 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft



First Floor
Approx 43 sq m / 464 sq ft



Second Floor
Approx 22 sq m / 239 sq ft

Denotes head height below 1.5m

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		
(92-100) 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	