

Morgan Terrace, Porth, , CF39 9LR
£150,000



- Loft Room
- Well Presented Throughout
- Fantastic Views
- Close To Local Amenities
- South-Facing Garden
- Great A470/M4 Access
- Ideal First Time Buy
- Investment Opportunity
- EPC Rating C

Description...

James Douglas is delighted to welcome this modern three bedroom terrace with loft room property to the market. Set in the ever popular area of Porth, near the town centre. The perfect first-time-purchase, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen/breakfast room, hallway and bathroom on the ground floor. Upstairs there are two double bedrooms and a good sized single bedroom with a further staircase to the loft room. Mains gas fired central heating and UPVC double glazed windows and doors throughout. On-street parking to the front. A two tier, low maintenance plot with south facing garden space complemented by fake grass and decking. Rear access. EPC C potential B. Council tax band A.

- **THREE BEDROOMS AND A LOFT ROOM****
- **SOUTH-FACING TWO TIER REAR GARDEN SPACE****
- **MODERN AND WELL-PRESENTED THROUGHOUT****
- **CLOSE TO TOWN CENTRE LOCATION****

Morgan 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. Llwyncelyn 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: C
Council Tax Band: A

Accommodation...

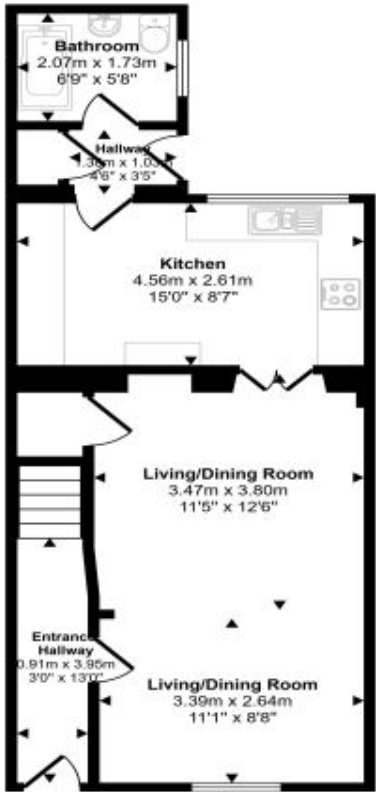
- Entrance Hallway
- Living/Dining Room
- Kitchen/Breakfast Room
- Hallway
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Loft Room
- Outside
- Directions



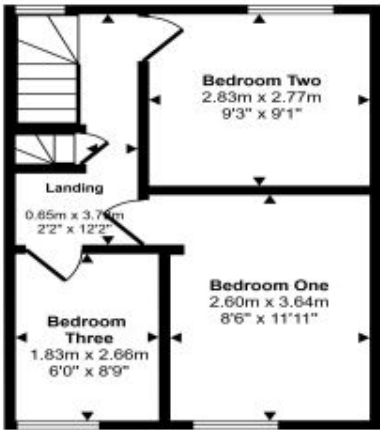


Floorplan

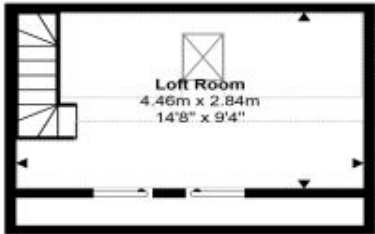
Approx Gross Internal Area
94 sq m / 1009 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft



First Floor
Approx 30 sq m / 324 sq ft



Second Floor
Approx 15 sq m / 165 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		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 