

Primrose Terrace, Llwynycelyn, Porth, CF39 9TH
£145,000



- **Fantastic Views**
- **Outbuilding**
- **Prime For Conversion**
- **Great A470/M4 Access**
- **No Onward Chain**
- **Refurbished Throughout**
- **South-East Facing**
- **Close To Local Amenities**
- **Ideal First Time Buy**
- **EPC Rating D**

Description...

James Douglas are delighted to welcome this modern and refurbished three bedroom terrace property to the market. Set in the ever popular area of Llwynceilyn, Porth. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living room/dining room, brand new kitchen and bathroom on the ground floor. Upstairs there are two double bedrooms, and a good sized single bedroom. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. A two tier, low maintenance plot with south-east facing garden space complemented by patio slabs and chippings. There is also a handy block built outbuilding with access to the rear lane, prime for conversion. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****STUNNING VIEWS TO FRONT****

****MODERNISED AND REFURBISHED THROUGHOUT***

****3D WALK THROUGH TOUR AVAILABLE****

Primrose 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. Llwynceilyn 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: D
Council Tax Band: B

Accommodation...

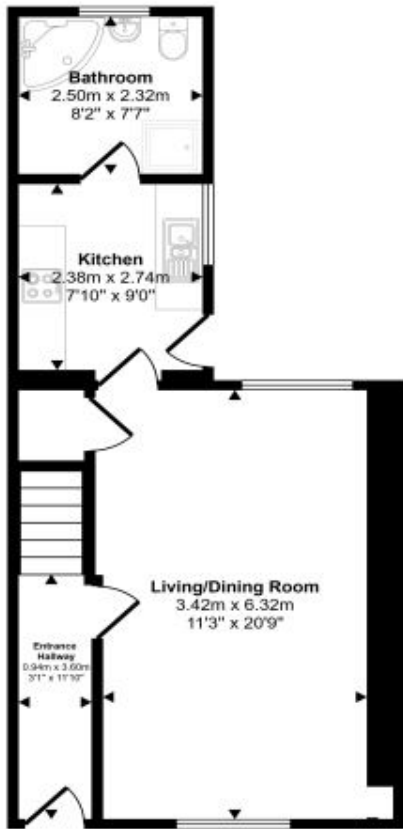
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



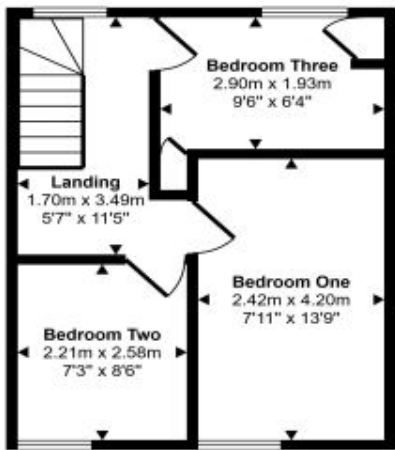


Floorplan

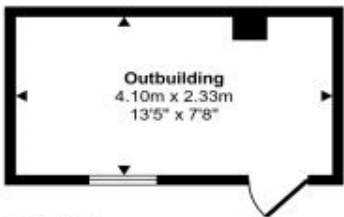
Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 30 sq m / 321 sq ft



Outbuilding
Approx 10 sq m / 103 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

