

Charles Street, Porth, , CF39 9YD
£110,000



- No Onward Chain
- Modernisation Required
- Close To Local Amenities
- Great A470/M4 Access
- Walking Distance to Town Centre
- Ideal First Time Buy
- Downstairs Bathroom
- Fantastic Views
- EPC Rating B

Description...

James Douglas is delighted to welcome this three bedroom end of terrace property to the market. Set in the ever popular area of Porth, near the town centre. The perfect first-time-purchase or for someone who is ready to put their own stamp down on a property. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen and bathroom on the ground floor. Upstairs there are two double bedrooms and a good sized single bedroom. Mains gas fired central heating (back boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. Steps lead up to a patio front garden. Side access. North-east facing, two tier rear garden space complemented by patio slabs, real grass, trees, shrubbery and a handy wooden storage shed. Rear access. EPC TBC. Council tax band A.

****NO ONWARD CHAIN****

****REFURBISHMENT/RENOVATION OPPORTUNITY****

****CLOSE TO TOWN CENTRE LOCATION****

****RECENTLY RENEWED ROOF - CHIMNEY STACK REMOVED****

Charles Street 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: TBC
Council Tax Band: A
Please note this property sale is subject to grant of probate

Accommodation...

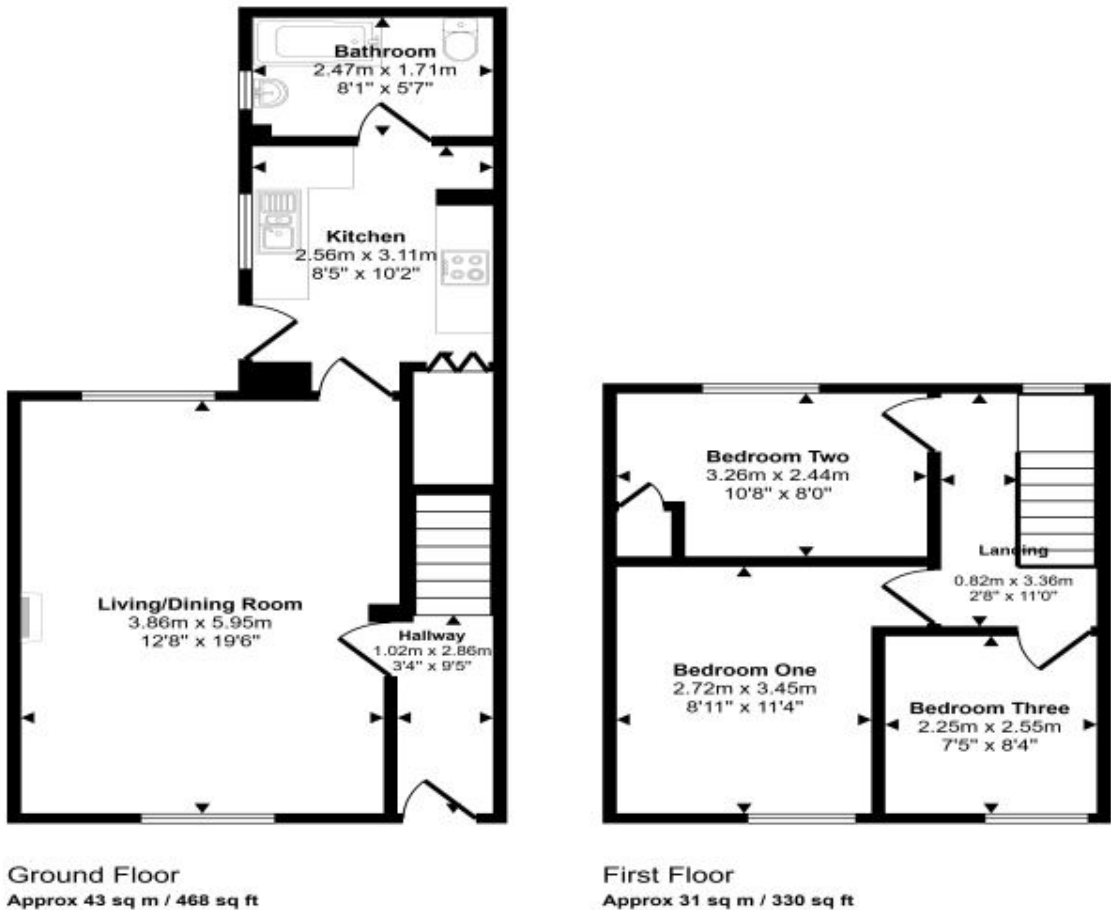
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions





Floorplan

Approx Gross Internal Area
74 sq m / 797 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
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 