



High Street, Porth, Rhondda, Cynon, Taff. CF39 9AP

Offers In Region Of £109,995



South Wales Property Investors & Lettings
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Available to buy with us today, is this fantastic two bedroom cottage, conveniently located close to Porth town centre! With great commuter access and local schools almost on your doorstep the property comprises of; a large lounge with open plan staircase, a fitted kitchen with electric oven and hob, complete with a breakfast bar, two spacious double bedrooms, and a family bathroom to the upper floor. It also benefits from double glazing and gas central heating through-



Front

Rendered front with pebble-dash above all painted in cream, brown UPVC windows and brown UPVC front door.

Entrance Porch (5' 1" x 4' 2") or (1.54m x 1.27m)

Plain ceiling, plain painted walls, tiled flooring, boxed in electrics, white wood door with two glass panels leads you into the lounge.

Lounge (21' 8" x 12' 10") or (6.60m x 3.90m)

Open plan to the staircase, plain painted walls with one papered feature wall, plain ceiling with two light fittings. White wood fire surround with fitted electric fire, marble tiled hearth, wood effect laminate flooring. Upvc double glazed window to the front, serving hatch to the kitchen, two radiators, built in cupboard housing the gas meter, and electric sockets.



Kitchen (8' 10" x 11' 11") or (2.69m x 3.62m)

White uPVC window to the rear, plain painted walls with a cream tiled splash-back, plain ceiling with spotlights and coving. Black high gloss fitted kitchen, comprising of various wall and base units, wood effect work-top, with a free standing electric cooker. Large fitted breakfast bar, silver sink and drainer with chrome mixer tap, wood effect laminate flooring. Radiator, electric sockets, uPVC door with glass frosted panel leading out to the rear garden.



Stairs and Landing

Plain painted walls, plain ceiling with light fitting, coving, attic hatch and smoke alarm. Beige fitted carpet, white wood balustrade, electric socket, white wood doors leading to the bathroom and bedrooms.

Bedroom 1 (12' 10" x 11' 7") or (3.90m x 3.54m)

UPVC double glazed window to the front, plain painted walls, plain ceiling with a light fitting and coving. Beige fitted carpet, radiator, and silver electric sockets.

Bedroom 2 (9' 7" x 7' 0") or (2.92m x 2.13m)

UPVC double glazed window to the rear, plain painted walls with one papered feature wall, plain ceiling with light fitting and coving. Beige fitted carpet, radiator, and electric socket.

Bathroom (9' 10" x 5' 11") or (3.00m x 1.81m)

UPVC double glazed window to the rear, plain walls with beige tiling around bath and shower area, plain ceiling with spot-lights and coving. White fitted bath, chrome mixer taps, overhead fitted electric shower, glass fitted shower screen with chrome handle. White pedestal fitted sink, chrome mixer tap, beige splash-back tiling, fitted wall mirror, and chrome towel holder. Fitted low level WC, beige linoleum flooring, chrome radiator, extractor fan, cupboard housing a Worcester combi gas boiler.




Rear Garden

This garden offers fantastic views of the valley beyond, and with a bit of TLC it has the potential to be amazing. It's very private, enclosed with a mixture of wood and brick built fencing to either side, with good back lane access via a wooden back gate, offering scope to have your own off road parking if you chose to.

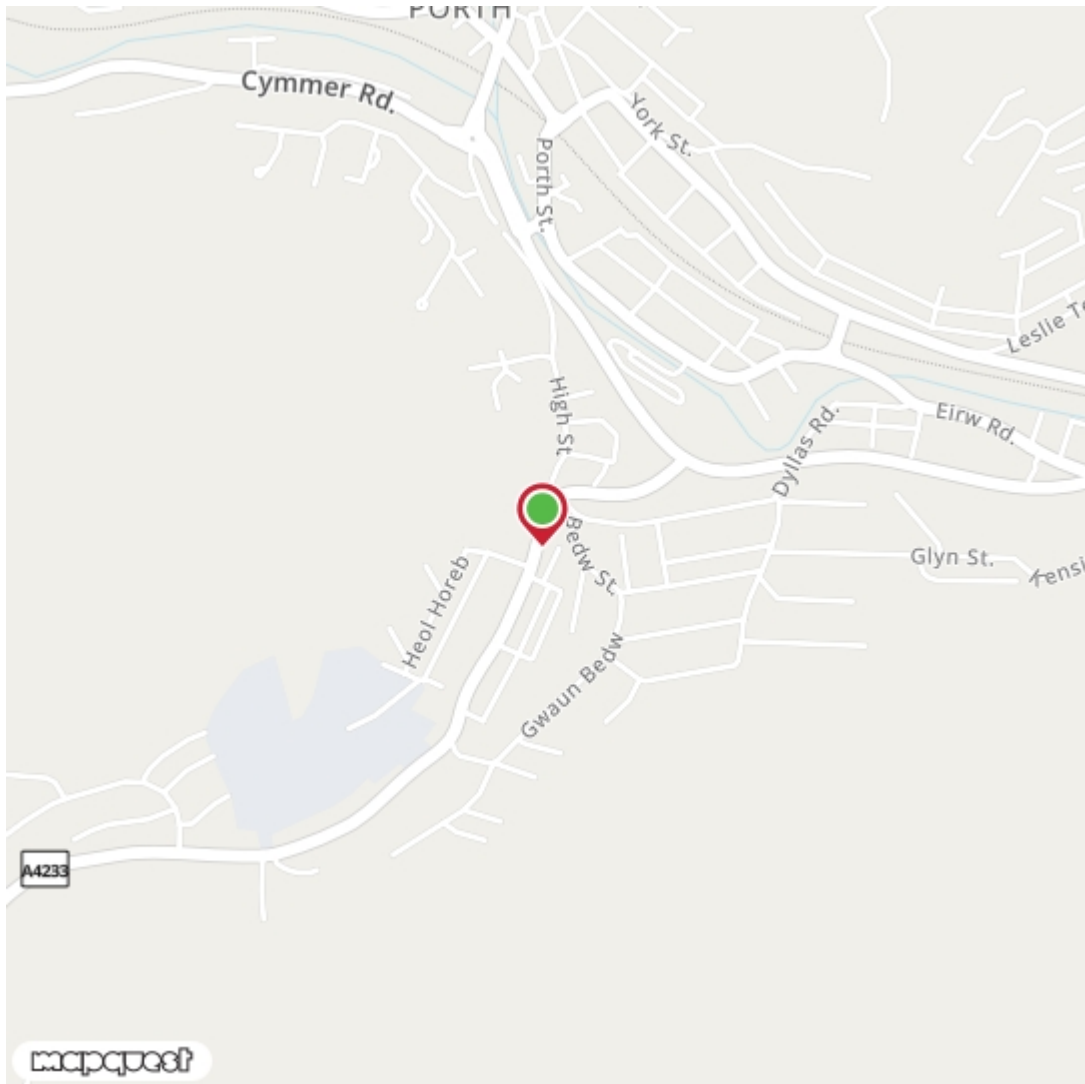
Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.