



3 The Parade, Porth, Rhondda, Cynon, Taff. CF39 9TB

Offers Over £339,995



South Wales Property Investors & Lettings
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**REDUCED TODAY!! A rare opportunity to own this gorgeous
large family home!**



Entrance Porch (3' 2" x 2' 11") or (0.96m x 0.89m)

Red carpet upon entrance, white tiled walls

Entrance Hall (13' 2" x 3' 5") or (4.01m x 1.04m)

Original Oak doors Artex ceiling, white coving and chandelier with one electric socket.

Lounge (15' 3" x 10' 11") or (4.65m x 3.33m)

Wood fireplace with cream tile effect back and hearth , gold fitted gas fire, suede effect patterned wall paper with two alcoves which houses one gas meter. Artex ceiling with white coving, bay window, radiator, electric socket and gold light switch

Lounge (18' 6" x 11' 0") or (5.65m x 3.36m)

Bay fronted window with plain papered walls and architrave around the door. Coving with artex ceiling and a beautiful oval rose mount, two alcoves with wall lights in each, mustard carpet, solid wood fireplace with marble hearth and free standing gold electric fireplace. Electric socket, gold light switch and two radiators

Dining Room (14' 2" x 8' 11") or (4.33m x 2.73m)

Solid wood door with glass panels, UPVC sliding patio doors, white coving all around and an alcove with wall light, beautiful rose mount around light fitting, plain fitted carpet, one radiator and one white electric socket.

Kitchen (12' 4" x 9' 5") or (3.77m x 2.87m)

UPVC windows to the side with solid oak fitted kitchen with cream speck counter tops, under stairs storage, dining area, double electric oven electric, gas hob, extractor fan, beige sink and drainer, wood panelled ceiling with gold spot lights , brown / beige tiled floor.

Rear Entrance Hall (10' 1" x 4' 11") or (3.07m x 1.49m)

One radiator, artex walls artex ceiling sky light window, brown tiled floor the same as kitchen

WC (5' 2" x 4' 11") or (1.57m x 1.49m)

Cream floral tiled wall, small back window, small radiator with artex ceiling and walls, one radiator and one electric switch. Low level WC and one light fitting.

Utility Room (7' 4" x 5' 1") or (2.23m x 1.55m)

Artex ceiling with sky light window, beige tiles with floral detail, cream fitted kitchen with silver sink and mixer tap, fittings for washing machine, fridge freezer and possible dishwasher too. One radiator and one electric socket.

Bedroom 1 (14' 8" x 11' 11") or (4.46m x 3.64m)

Plain papered walls, artex ceiling with coving. Two Georgia style windows to the front . Cream fitted wardrobes with floral handles, free standing dressing table. Fitted units to either side of the bed. One radiator , white electric socket, white light fitting and pink fitted carpet.

Bedroom 2 (11' 9" x 11' 11") or (3.58m x 3.64m)

Georgian style window, sink, papered walls with artex ceiling , fitted wardrobes, pale blue carpet, light fitting, one radiator and one electric socket

Bedroom 3 (10' 10" x 11' 5") or (3.30m x 3.47m)

UPVC window to rear of the room, pine fitted wardrobes , plain papered walls and artex ceiling, plain fitted cream carpet with one radiator, one light fitting and electric socket.

Rear Garden

Two side accesses with step up patio area and false grass area, gravel on the one side of the garden with seating area to the other side.

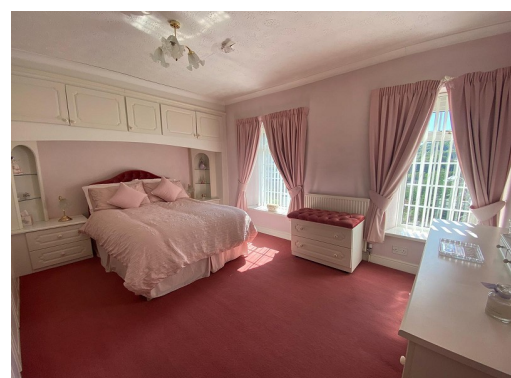
Garage (17' 1" x 17' 2") or (5.21m x 5.23m)


Pull up garage door with land space to the left hand side



Services

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.