

Grawen Street, PORTH CF39 0BU



welcome to

Grawen Street, PORTH

Allen and Harris are pleased to present to the market this three bedroom mid terrace home with the added benefit of a loft room situated on Grawen Street in the popular area of Porth.

Entrance Hallway Stairs to first floor ,door to dining room

Lounge 13' 8" x 10' 1" (4.17m x 3.07m) Window to front, feature fire with surround, opening to dining room.

Dining Room 12' 6" x 11' 2" (3.81m x 3.40m) Window to rear, opening to lounge, door to kitchen

Bathroom

Two Windows to side. Fitted with a modern four piece suite comprising of bath , shower cubicle, low level wc, pedestal wash hand basin,

Kitchen

9' 9" x 8' 7" (2.97m x 2.62m) Window to rear, door to side. Fitted with shaker style matching wall and base units with worktop over. Stainless steel sink with drainer. Space for appliances .

First Floor Landing

Doors to all rooms.

Bedroom One

11' 5" x 8' 6" (3.48m x 2.59m) Window to front

Bedroom Two 10' 9" x 9' 4" (3.28m x 2.84m) Window to rear, built in airing cupboard.

Bedroom Three 8' 3" x 7' 4" (2.51m x 2.24m) Window to front

Loft Room

16' 4" x 12' 6" (4.98m x 3.81m) Two window to side, eaves storage

Rear Garden

Enclosed, laid to astro turf. Gated area which is paved.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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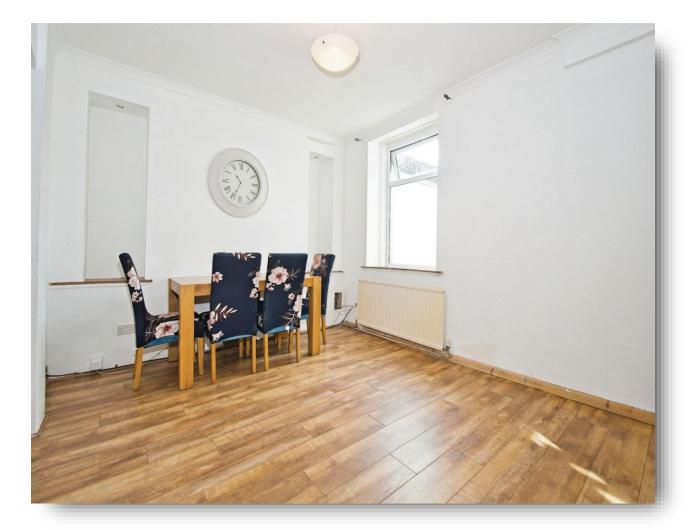
Grawen Street,

PORTH

- Two Reception Rooms
- Modern Kitchen
- Four piece bathroom
- Loft Room
- Great sized garden

Tenure: Freehold EPC Rating: D

guide price **£150,000**



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Property Ref: TBG109682 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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