

# 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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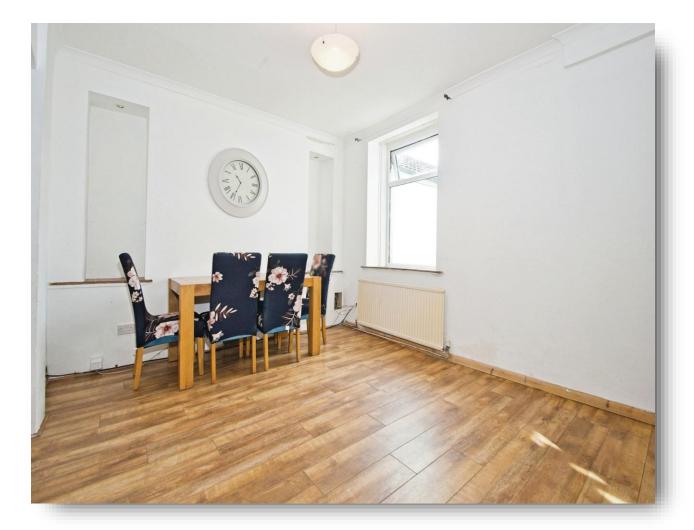
## **Grawen Street**,

# 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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