



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



welcome to
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

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