

Coronation Terrace, Porth CF39 9YH



welcome to

Coronation Terrace, Porth

With Superb Views From The Rear Garden And An Ideal Position On This Seldom Available Cul-De-Sac. A Fantastic Period Style Terraced House In The Heart Of Porth,

Integral Entrance Porch

Via front door, leading to reception room

Reception Room

24' 1" widest x 15' widest (7.34m widest x 4.57m widest) Double glazed window to front and rear aspect, radiator, stairs to first floor and door to kitchen

Kitchen

12' widest x 8' 1" widest (3.66m widest x 2.46m widest) Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and electric hob, plumbing for washing machine, double glazed window to side and rear aspect, door to rear garden

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

12' widest x 9' widest (3.66m widest x 2.74m widest) Double glazed window to front aspect, radiator

Bedroom Two

11' 1" widest x 8' 1" widest (3.38m widest x 2.46m widest) Double glazed window to rear aspect, radiator

Bedroom Three

 8^{\prime} widest x 6^{\prime} 1" widest (2.44m widest x 1.85m widest) Double glazed window to front aspect, radiator, stairs to loft room

Bathroom

Four piece suite comprising; Bath, shower, wash basin, low level w/c. Obscure double glazed window to rear aspect and radiator

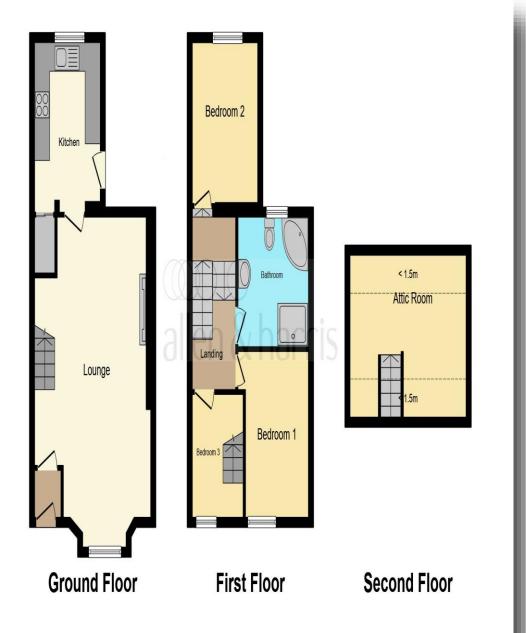
Loft Room

14' 1" widest some restricted h/h x 11' 1" widest some

restricted h/h (4.29m widest some restricted h/h x 3.38m widest some restricted h/h) Double glazed Velux style window to front aspect

Rear Garden

Mainly paved, over multiple levels, external storage



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

Coronation Terrace,

Porth

- Period Style Terraced House In The Heart Of Porth
- Light And Airy Open Plan Reception Room
- Separate Kitchen With Some Fitted Appliances
- Three Well-Proportioned Bedrooms
- First Floor Bathroom With Four Piece Suite

Tenure: Freehold EPC Rating: E

offers over

£135,000



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Property Ref: TBG109883 - 0003 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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