

**Llantrisant Road, Tonyrefail Porth CF39 8PP** 



### welcome to

## **Llantrisant Road, Tonyrefail Porth**

With No Onward Chain, Detached Garage And A Central Tonyrefail Location, This Is A Spacious Terraced House Not To Be Missed!An excellent choice for any professional couple or young family looking to put their own stamp on a much-loved home.

#### **Entrance Hall**

Via obscure double glazed front door, radiator, access to reception room and stairs to first floor

## **Reception Room**

21' 7" widest x 13' 4" widest ( 6.58m widest x 4.06m widest )

Double glazed windows to front and rear, two radiators, access to kitchen

#### Kitchen

13' 4" widest x 9' 10" widest ( 4.06m widest x 3.00m widest )

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and grill, gas hob with cooker hood over, fridge and dishwasher, storage cupboard, double glazed window to side aspect and door to rear garden, access to ground floor shower room

#### **Ground Floor Shower Room**

Three piece suite comprising; Shower, wash basin, low level w/c

## **First Floor Landing**

Loft access, doors to all rooms

#### **Bedroom One**

13' widest x 11' 5" widest ( 3.96m widest x 3.48m widest ) Double glazed window to front aspect, radiator

#### **Bedroom Two**

13' 8" widest x 9' 11" widest ( 4.17m widest x 3.02m widest ) Double glazed window to side aspect, radiator, storage cupboard with gas boiler

#### **Bedroom Three**

9' 11" widest x 7' 9" widest ( 3.02m widest x 2.36m widest )

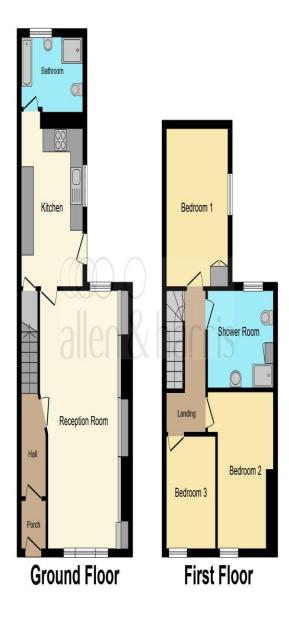
Double glazed window to front aspect, radiator

#### First Floor Bathroom

Three piece suite comprising; Shower, wash basin, low level w/c

#### Rear Gardens Garage

15' 4" x 14' 6" ( 4.67m x 4.42m ) Via manual roller doors, mains electric



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

## Llantrisant Road,

# **Tonyrefail Porth**

- Period Style Terraced House In The Heart Of Tonyrefail
- Two Open Plan Reception Areas
- Separate Kitchen With Some Appliances
- First Floor Shower Room And Ground Floor Shower Room
- Three Bedrooms

Tenure: Freehold EPC Rating: C

£155,000



## view this property online allenandharris.co.uk/Property/TBG109825



Property Ref: TBG109825 - 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 quidance 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.







allen & harris

83 Talbot Road, Talbot Green, PONTYCLUN, Mid Glamorgan, CF72 8AE



01443 237667

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.