



**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](http://www.focalagent.com)



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**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**



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Property Ref:  
TBG109825 - 0003

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