



**America Place, Porth CF39 9UW**

***welcome to***

## **America Place, Porth**

With No Onward Chain And A Convenient Location In The Heart Of Porth, This Unique Detached House Could Be Your Perfect First Time Buy Or Investment!

### **Kitchen**

Via front door, range of wall and base units, work surfaces, sink and drainer, freestanding oven and hob, window to front aspect, double doors to reception room and door to utility room

### **Reception Room**

Via kitchen, radiator, gas fire, stairs to first floor, door and window to rear

### **Utility Room**

Window to side aspect, plumbing for washing machine, extractor fan

### **First Floor Landing**

Stairs from ground floor, doors to all rooms

### **Bedroom One**

Window to rear, radiator

### **Bedroom Two**

Window to front, radiator

### **Bedroom Three**

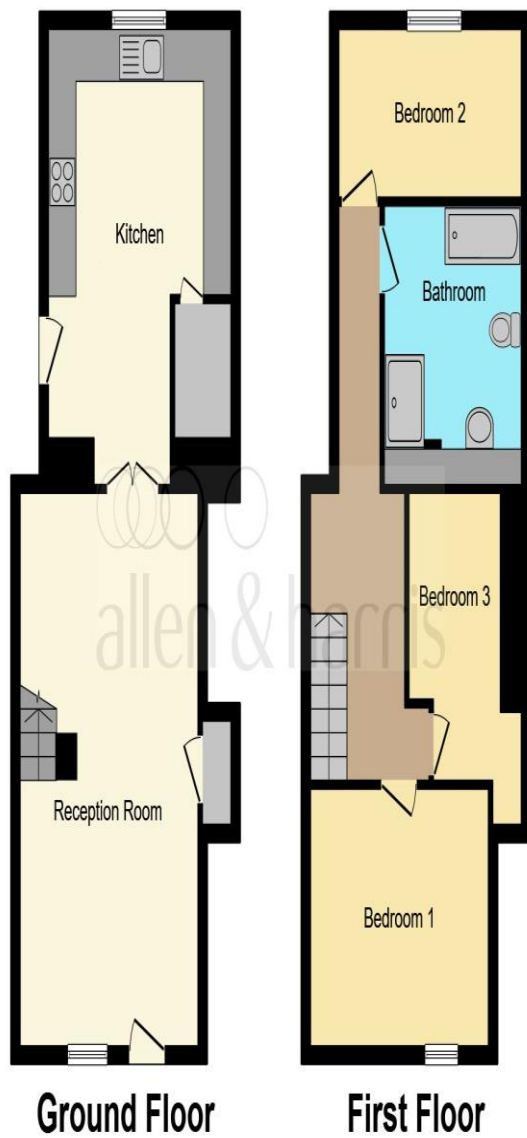
Window to side, radiator

### **Bathroom**

Four piece suite comprising; Bath, shower, wash basin, low level w/c. Extractor fan and window

### **Front Garden**

Laid partly to lawn, boundary walls and fences, pathway to front door



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)





**welcome to**  
**America Place,**  
**Porth**

- Detached House In The Heart Of Porth
- Outstanding Access To Local Shops And Transport Links
- Reception Room And Kitchen
- Three Bedrooms
- Bathroom With Three Piece Suite

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£174,995**



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Property Ref:  
TBG110373 - 0004

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