





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

£160,000

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



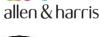
Kitchen
Reception Room
Utility Room
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Front Garden

view this property online allenandharris.co.uk/Property/TBG110373



Property Ref: TBG110373 - 0009

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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