



**Bryngwyn Street, Porth CF39 0DW**

**welcome to**

## **Bryngwyn Street, Porth**

A Perfect First Time Buy Or Investment, Offering Exceptional Views And Fantastic Position Atop A Hill Near The Heart Of Porth!

### **Integral Porch**

Via obscure front door, double glazed window above, radiator, access to reception room

### **Reception Room**

25' 3" widest x 14' 8" widest ( 7.70m widest x 4.47m widest )

Double glazed windows to front and rear, two radiators, electric fire, under stair storage, access to kitchen

### **Kitchen**

13' 11" widest x 8' 11" widest ( 4.24m widest x 2.72m widest )

Range of kitchen units, work surfaces, stainless steel sink and drainer, oven and electric hob with cooker hood over, space for appliances, double glazed window to side and double glazed door to rear garden, door to bathroom

### **Bathroom (ground Floor)**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Two obscure windows, gas boiler, radiator

### **First Floor Landing**

Stairs from ground floor, loft access, doors to all rooms

### **Bedroom One**

14' 8" widest x 11' 6" widest ( 4.47m widest x 3.51m widest )

Two double glazed windows with excellent views, radiator

### **Bedroom Two**

10' 10" widest x 8' 8" widest ( 3.30m widest x 2.64m widest )

Double glazed windows to rear and side aspect,

radiator

### **Bedroom Three**

9' 8" widest x 8' 7" widest ( 2.95m widest x 2.62m widest )

Double glazed window to rear aspect, radiator

### **Rear Garden**

Mainly paved, pedestrian rear access (note that the lane is overgrown and needs clearing before access is feasible)





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**  
**Bryngwyn Street,**  
**Porth**

- Period Style Terraced House With No Onward Chain
- Light And Airy Open Plan Reception Room
- Separate Kitchen With Some Appliances
- Bathroom With Three Piece Suite
- Three Well-Proportioned Bedrooms

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

**£130,000**



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Property Ref:  
TBG110415 - 0002

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