



**Trebanog Road, Porth CF39 9DT**

**welcome to**

## **Trebanog Road, Porth**

We're delighted to offer for sale A Spacious Period Style Terraced House With Excellent Access To Local Amenities And Transport Links, Perfect For Any First Time Buyer Or Family Looking To Get Their Foot On The Ladder!

### **Entrance Hall**

Via double glazed front door with double glazed window above, radiator, stairs to first floor and access to reception room

Double glazed window to front aspect, radiator, loft access

### **Reception Room**

21' 2" widest x 12' 8" widest ( 6.45m widest x 3.86m widest )  
Double glazed window to front aspect, radiator

### **Kitchen**

13' 8" widest x 10' 3" widest ( 4.17m widest x 3.12m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, radiator, door to bathroom, window to rear aspect and door to rear garden

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

Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Obscure double glazed window to rear aspect, radiator

### **First Floor Landing**

Stairs from ground floor, double glazed window to rear aspect, built in storage cupboard, doors to all rooms

### **Bedroom One**

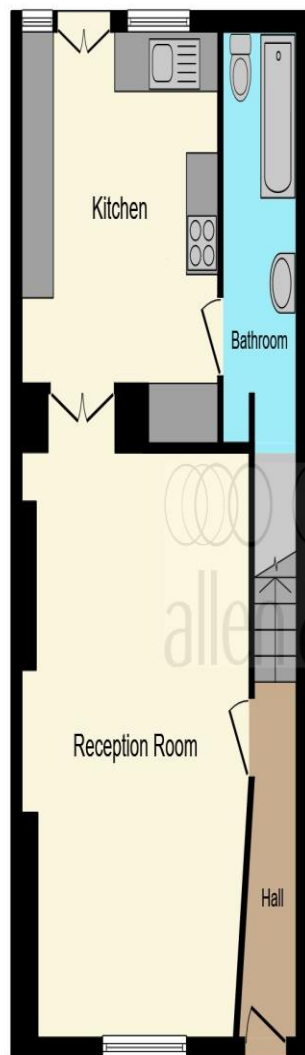
11' 7" widest x 9' 5" widest ( 3.53m widest x 2.87m widest )  
Double glazed window to front aspect, radiator

### **Bedroom Two**

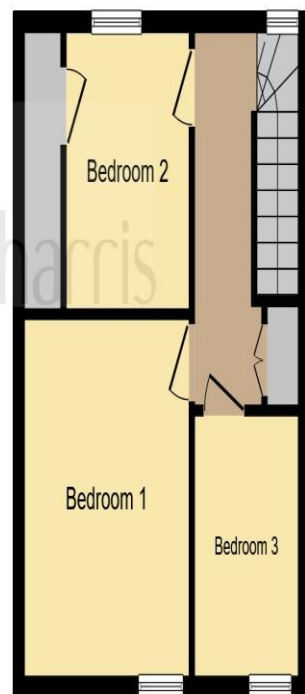
9' 1" widest x 7' 11" widest ( 2.77m widest x 2.41m widest )  
Double glazed window to rear aspect, radiator, built in storage

### **Bedroom Three**

8' 7" widest x 5' 5" widest ( 2.62m widest x 1.65m widest )



**Ground Floor**



**First Floor**

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**  
**Trebanog Road,**  
**Porth**

- Period Style Terraced House In A Popular Location
- Impressive Open Ground Reception Room
- Separate Kitchen With Some Appliances
- Three Bedrooms
- Stylish Bathroom With Three Piece Suite

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

offers in excess of  
**£120,000**



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Property Ref:  
TBG109992 - 0004

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allen & harris



**01443 237667**



[TalbotGreen@allenandharris.co.uk](mailto:TalbotGreen@allenandharris.co.uk)



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



**[allenandharris.co.uk](http://allenandharris.co.uk)**