



30, The Avenue
Porth, CF39 8PR

Watts
& Morgan



30, The Avenue

Tonyrefail, Porth CF39 8PR

£120,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A traditional, semi-detached three bedroom family home. Living room opening to the dining room. Modern, fitted kitchen. To the first floor are three bedrooms, two doubles and a single. Ground floor bathroom. Forecourt to front, enclosed garden area to rear.

Directions

From junction 34 of the M4 motorway proceed north via the A4119 for some 4 miles. Enter Tonyrefail off the roundabout on the A4119 into Mill Street and continue the length of High Street. Bear right then right again - opposite The Red Cow Public House - into The Avenue. No 30 will be to your right, midway along this road.

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Summary of Accommodation

SUMMARY

A traditional, semi-detached three bedroom family home. Living room opening to the dining room. Modern, fitted kitchen. To the first floor are three bedrooms, two doubles and a single. Ground floor bathroom. Forecourt to front, enclosed garden area to rear.

ABOUT THE PROPERTY

- * 30 The Avenue is a traditional, semi-detached property in this village, located about 7 miles away from the M4 (J34)
- * This spacious home is in need of some attention but has been re-roofed and a new boiler fitted in recent years
- * Entrance porch opens into a hallway from which stairs lead to the first floor and a door leads into the dining room.
- * The living room has a bay window looking into the front garden.
- * An open, square arch links the dining room to the living room. A window from the dining room looks over the rear garden space.
- * The kitchen, to the rear of the property, includes a range of modern units with sink unit and space/plumbing for a washing machine and for a gas cooker.
- * Beyond the kitchen is a rear entrance lobby with door to the rear garden and a further door into the ground floor bathroom.
- * To the first floor are three bedrooms all accessed from the landing
- * The largest double bedroom looks to the front elevation; a second double overlooks the rear garden and a third looks onto The Avenue.

GARDENS AND GROUNDS

- * Fronting the property is an enclosed, low maintenance forecourt garden.
- * A path, to the side of the property, leads into the rear garden.
- * To the rear of the property is an enclosed garden space including a raised decked seating area (currently with tin storage shed atop).
- * This opens to an area of lawn divided by a path running to a rear gateway.
- * Beyond the rear boundary wall is a shared access lane.

NB

This property is Owned by a family member of an employee of Watts & Morgan LLP

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Solar panels supplement the electricity and provide an income via a 'feed in tariff'. Further information available from the Sellers.

Council Tax: Band B

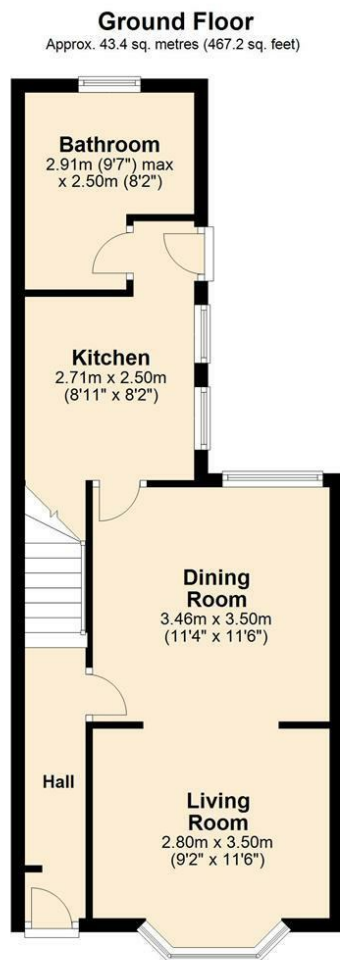
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PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



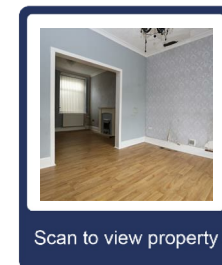


Total area: approx. 75.5 sq. metres (812.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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