



Aberrhondda Road, Porth offers over £160,000

- Council Tax Band - B
- No Onward Chain
- Secure Off-Road Parking
- Generous Bedrooms
- Spacious Living Areas
- Front & Rear Garden
- Close to Local Amenities
- EPC Rating: D



 3  2  1



About the property

A well-presented family home in a popular location with spacious living areas and secure off-road parking. Situated close to local amenities and transport links.

Accommodation

Hallway

Enter via front door into hallway, ceiling light, laminate flooring, door leading into lounge and cloakroom.

Cloakroom

5' 9" max x 3' 1" max (1.75m max x 0.94m max)

Two piece suite comprising w/c and hand wash basin, ceiling light, tiled flooring, ceiling light.

Lounge

11' 9" max x 14' 8" max (3.58m max x 4.47m max)

Double glazed window to the front, ceiling light, laminate flooring, a feature fire surround with electric fire with matching hearth, access into kitchen.

Kitchen/Diner

18' 3" max x 10' 4" max (5.56m max x 3.15m max)

Double glazed window to the rear, double glazed door to the side, a fitted kitchen comprising matching wall and base units with countertop over, sink with drainer and mixer tap, integrated oven, hob and overhead extractor fan. Partially tiled splashback, ceiling light.



First Floor Landing

Double glazed window to the side, access into bedrooms, carpeted flooring, access into loft.

Bathroom

8' 7" max x 5' 5" max (2.62m max x 1.65m max)
Four piece suite comprising w/c, wash basin, bath and shower. Double glazed window to the rear, ceiling light.

Bedroom 1

14' 6" max x 11' 6" max (4.42m max x 3.51m max)
Double glazed window to the rear, ceiling light, carpeted flooring.

Bedroom 2

8' 4" max x 11' 6" max (2.54m max x 3.51m max)
Double glazed window to the front, ceiling light, carpeted flooring.

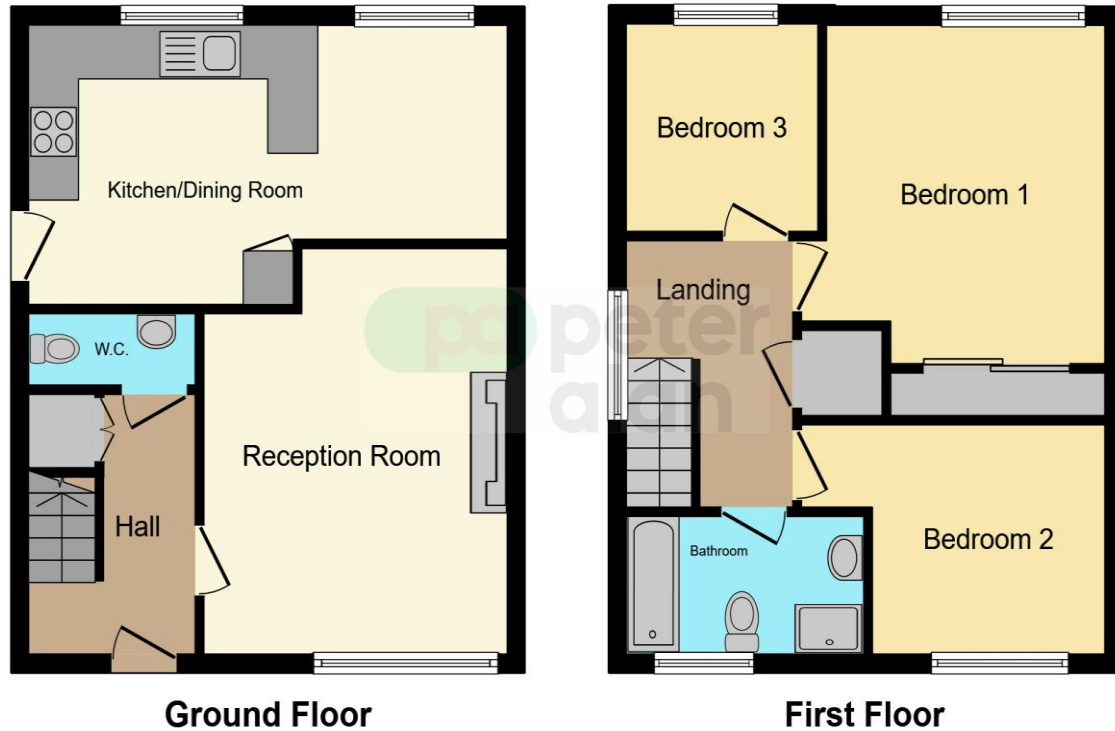
Bedroom 3

7' 6" max x 7' 5" max (2.29m max x 2.26m max)
Double glazed window to the rear, ceiling light, carpeted flooring.

Rear Garden

Courtyard leading up to first tier where there is secure off road parking and side access.

Floorplan



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