



## 2 Britannia Street, Porth, CF39 9NE

**£795 Per Calendar Month**

**\*\*\* IMPROVED TO A HIGH STANDARD \*\*\* AVAILABLE NOW \*\*\***

Internal viewing is strongly recommended to fully appreciate this mid terraced house that has been improved and renovated to a high standard.

Comprising of entrance lobby, lounge/diner, kitchen with oven & hob, two first floor bedrooms, bathroom and a large attic bedroom with cloaks/wc. There is an enclosed rear garden together with gas combi heating and double glazing. Recommended. Available NOW. Call us now to arrange your viewing.

### Entrance lobby

Double glazed entrance door, laminated wood flooring.

### Lounge/diner 23'3" x 13'2" max (7.08 x 4.01 max)

Double glazed window to front, two radiators, staircase to first floor, understairs cupboard.

### Kitchen 12'8" x 10'9" (3.85 x 3.28)

Fitted with modern base and wall cupboards with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven with extractor hood above, space for washing machine and tumble drier, wall mounted gas combi boiler, radiator, two double glazed windows and half glazed door to rear.

### First floor landing

Staircase to second floor attic/bedroom 3.

### Bedroom 1 16'9" x 13'8" (5.10 x 4.16)

Two double glazed windows to front, two radiators, storage cupboard

### Bedroom 2 12'8" x 11'0" (3.85 x 3.36)

Two double glazed windows to rear, radiator, storage cupboard.

### Bathroom/WC

Modern white three piece suite comprising of panelled bath with mains shower, wc, wash hand basin, part tiled walls, radiator, extractor fan.

### Attic/bedroom 3 17'1" x 13'2" max (5.20 x 4.02 max)

Double glazed window to rear, radiator, storage cupboards.

### En-suite cloaks/wc

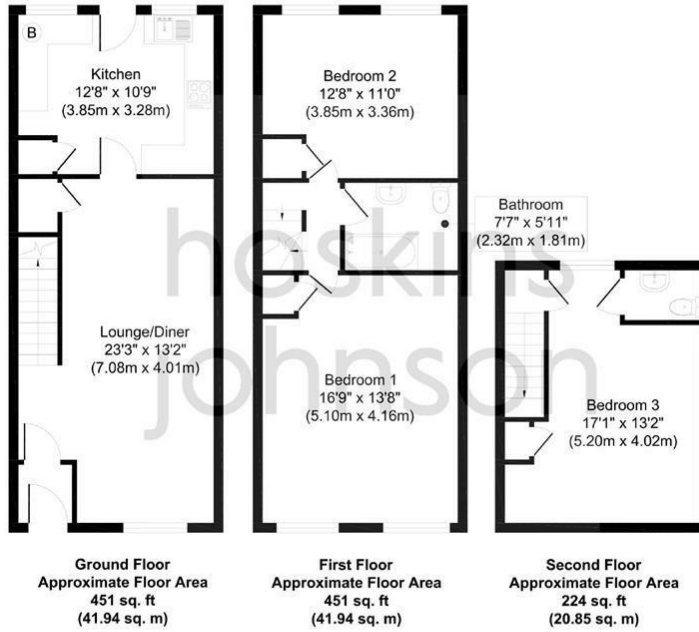
WC, wash hand basin.

### Outside

Paved and gravelled enclosed rear garden.

# Floor Plan

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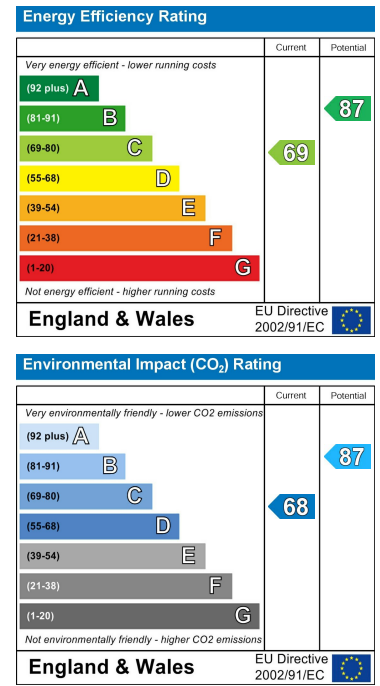


For illustration purposes only. Measurements are approximate. Not to scale

# Area Map



# Energy Efficiency Graph



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