



## 84 Leslie Terrace, Porth, CF39 9TE

**£155,000**

360 WALK THROUGH TOUR AVAILABLE

Welcome to Leslie Terrace, Llwyncelyn, Porth - a charming end terraced house that is sure to capture your heart! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest peacefully.

The modern kitchen, complete with an oven and hob, is a chef's dream come true. Imagine whipping up delicious meals while enjoying the convenience of this well-equipped space. Additionally, the property is conveniently located close to amenities and shops, making daily errands a breeze.

What sets this property apart is the sense of space it offers. From the airy reception rooms to the comfortable bedrooms, every corner exudes a welcoming atmosphere that you'll love coming home to. And the best part? This property comes with no chain, ensuring a smooth and hassle-free buying process.

## Entrance Hall



Panelled entrance door, radiator, staircase to first floor.

Lounge 15'3" x 8'2" (4.66 x 2.50)



Double glazed window to front, radiator, double doors leading into living room.

Living Room 12'4" x 12'4" (3.78 x 3.77)



Double glazed window to rear, radiator, understairs storage cupboard, fire surround with fitted gas fire.

Kitchen 14'6" x 7'1" (4.44 x 2.17)



Fitted with a range of modern, grey gloss 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, tumble drier and fridge/freezer, radiator, ceiling spotlights, two double glazed windows and door to side.

## First Floor Landing



Attic access.

Bedroom 1 11'10" x 9'10" (3.61 x 3.00)



Double glazed window to front, radiator.

Bedroom 2 10'5" x 8'10" (3.19 x 2.70)



Double glazed window to rear, radiator, coved ceiling.

### Bedroom 3 12'8" x 9'5" (3.87 x 2.88)



Double glazed window to front, radiator.

### Bathroom



White suite comprising panelled bath, walk in shower, part tiled walls, radiator, double glazed window to side.

### WC



WC, wash hand basin, cupboard with wall mounted gas combination boiler, double glazed window to side.

### Outside



Paved yard with terraced, paved garden.

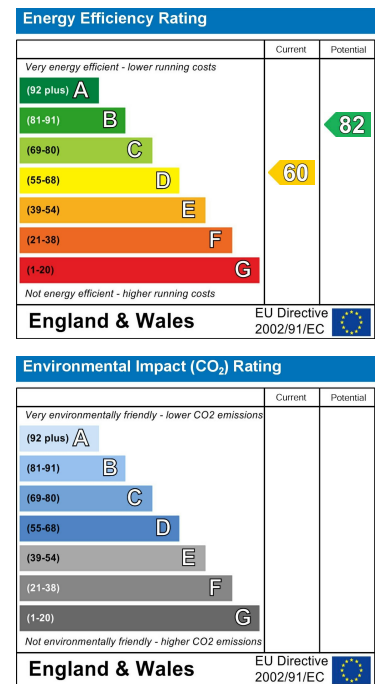
## Floor Plan



## Area Map



## Energy Efficiency Graph



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