

FREEHOLD



House - Semi-Detached (EPC Rating:)

97 ABERRHONDDA ROAD, PORTH, CF39
0AU

£169,995



2 Bedroom House - Semi-Detached located in Porth

Osborne Estates are pleased to offer to the market this charming terraced property on Aberrhondda Road in Porth offers a perfect blend of modern comfort and character.

With two spacious bedrooms and a stylish bathroom, this home is in excellent condition, boasting a unique attic space that can be transformed to suit your needs.

In addition to the attractive interior, you can enjoy the open views and large rear flat garden with side access, perfect for relaxing or entertaining guests. Conveniently located in a sought-after area, this property is within easy reach of local amenities, including shops, schools, and public transport links. Exciting points of interest nearby include historic landmarks and picturesque walking trails, providing opportunities for recreation and relaxation. Don't miss out on the chance to make this wonderful property your new home. Contact us today to arrange a viewing.

Lounge

25'1" x 16'9"

Image 1

PVCU double glazed bay windows to front. PVCU double glazed patio doors to rear. Plain plaster and emulsion décor finished to a flat ceiling and two central light fittings. Laminate Fitted carpet. Radiator. Power points. Door allowing access to kitchen.

Lounge.

25'1" x 16'9"

Image 2

Lounge..

25'1" x 16'9"

Image 3

Lounge...

25'1" x 16'9"

Image 4

Kitchen (Ground Floor)

12'2" x 8'4"

Image 1

PVCU double glazed window to rear. A fitted kitchen with a range of matching base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, hob and overhead extractor fan. Plain plaster and emulsion décor finished to a flat ceiling and spot lighting. Vinyl flooring. Radiator. Power points. Door allowing access to stairs leading down to lower ground floor.

Kitchen (Ground Floor).

12'2" x 8'4"

Image 2

Kitchen/Diner (Lower Ground Floor)

19'6" x 14'4"

Image 1

PVCU double glazed patio doors to rear. A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, hob and overhead extractor fan. Plain plaster and emulsion décor finished to a flat ceiling with spot lights and a central light fittings. Laminate flooring. Radiator. Power points. Door allowing access to utility room.

Kitchen/Diner (Lower Ground Floor).

19'6" x 14'4"

Image 2

Kitchen/Diner (Lower Ground Floor)..

19'6" x 14'4"

Image 3

Kitchen/Diner (Lower Ground Floor)...

19'6" x 14'4"

Image 4

Kitchen/Diner (Lower Ground Floor)....

19'6" x 14'4"

Image 5

Utility Room

10'9" x 8'4"

IMAGE TO FOLLOW

PVCU double glazed window to rear. Plain plaster and emulsion décor finished to a flat ceiling with a central light fittings. Laminate flooring. Radiator. Power points.

Landing Area

PVCU double glazed window to rear. Plain plaster and emulsion décor to a flat ceiling and central light fitting. Doors allowing access to bedrooms and bathroom. Stairs allowing access to attic space. Radiator. Power points. Attic access.

Bathroom

9'5" x 9'1"

PVCU double glazed window to rear. PVC wall panelling décor finished to a PVC panelled ceiling and spot lighting. Laminate flooring. Heated towel rail. Suite comprises of walk in shower, pedestal wash hand basin and w/c.

Bedroom 1

11'5" x 9'8"

Image 1

PVCU double glazed window to front. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Laminate flooring. Radiator. Power points.

Bedroom 1.

11'5" x 9'8"

Image 2

Bedroom 2

8'7" x 5'7"

PVCU double glazed window to front. Built in wardrobes. Plain plaster and emulsion décor finished to a flat ceiling and central light fitting. Laminate flooring. Radiator. Power points.



Useful Attic Space

15'6" x 18'5"

Image 1

Two wooden velux windows to rear. Plain plaster and emulsion décor finished to a flat ceiling and spot lighting. Fitted carpet. Radiator. Power points.

Useful Attic Space.

15'6" x 18'5"

Image 2

Rear Garden

Image 1

Fully enclosed flat rear garden. Open views looking over the local countryside. Side access.

Rear Garden.

Image 2

Rear Garden..

Image 3



Council Tax Band

A

Energy Performance Graph

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

Call us on

01443 435599

sales@osborneestates.co.uk

osborneestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

