



Trebanog Road, PORTH CF39 9DT

welcome to

Trebanog Road, PORTH

A Spacious Period Style Terraced House, With Characterful Parquet Flooring, Garage With Electric Roller Doors And Excellent Access To Local Amenities! A wonderful home for any professional couple, young family or perhaps an older buyer looking to downsize.

Entrance Porch

Via front door, leading to reception room

Reception Room

Double glazed window to front aspect, parquet flooring, three radiators, fireplace with gas fire, stairs to first floor and access to kitchen

Kitchen

Range of kitchen units, work surfaces, stainless steel sink and drainer with mixer tap, space for appliances, oven and electric hob with cooker hood over, double glazed window to rear and recently installed obscure double glazed door to rear garden, access to shower room

Shower Room

Three piece suite comprising; Shower, wash basin, low level w/c. Obscure double glazed window to rear aspect, heated towel rail, extractor fan

First Floor Landing

Stairs from ground floor, loft access, double glazed window to rear aspect, doors to all rooms

Bedroom One

Double glazed window to front aspect, radiator, built in storage cupboard

Bedroom Two

Double glazed window to rear aspect, radiator, built in cupboard with gas boiler

Bedroom Three

Double glazed window to front aspect, radiator

Garage

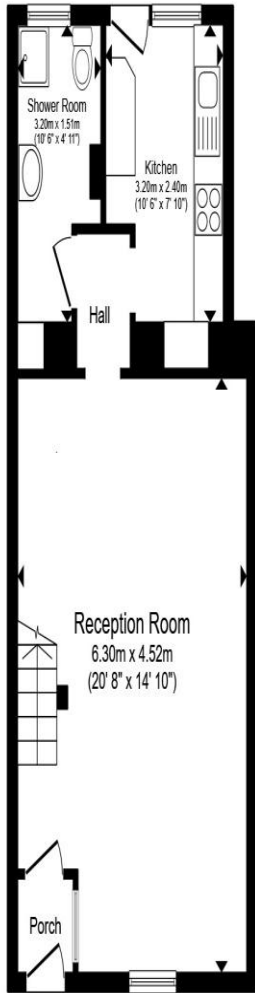
18' 1" x 16' 7" (5.51m x 5.05m)

Via door to rear garden, electric roller doors to

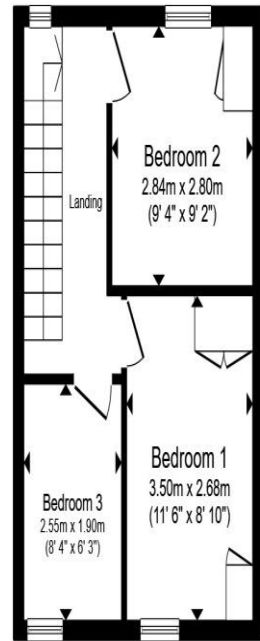
access lane, mains power and lighting

Rear Gardens

Mainly paved and low maintenance



Ground Floor



First Floor

Total floor area 75.8 m² (816 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Trebanog Road,
PORTH

- Period Style Terraced House In A Popular Location
- Impressive Open Plan Reception Room With Parquet Flooring
- Separate Kitchen With Some Appliances
- Ground Floor Shower Room
- Three Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£130,000



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Property Ref:
TBG110921 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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