



Cemetery Road, Porth CF39 0BH

welcome to Cemetery Road, Porth

- An Impressive Period Style Semi-Detached House
- Open Plan Kitchen/Diner
- Spacious Reception Room With Dual Aspect Windows
- Three Bedrooms
- Stylish First Floor Bathroom

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

offers over
£200,000

This Could Be Your Dream Family Home Or An Ideal First Time Purchase! With Breath-Taking Views, A Stunning Open Plan Kitchen/Diner And Convenient Location In The Heart Of Porth, Properties of this nature are rare to the market, we recommend calling early to secure your viewing!



Reception Room

15' 10" widest x 15' 8" widest (4.83m widest x 4.78m widest)

Kitchen/Diner

15' 9" widest x 15' 8" widest (4.80m widest x 4.78m widest)

Bedroom One

12' 11" widest x 9' 8" widest (3.94m widest x 2.95m widest)

Bedroom Two

13' widest x 7' 10" widest (3.96m widest x 2.39m widest)

Bedroom Three

12' 11" widest x 5' 10" widest (3.94m widest x 1.78m widest)

Bathroom

view this property online allenandharris.co.uk/Property/TBG110647



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.

Property Ref:
TBG110647 - 0005

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