



Parklands Road, Tonyrefail Porth CF39 8PE

welcome to

Parklands Road, Tonyrefail Porth

A Spacious Semi-Detached House Ideally Located In The Heart Of Tonyrefail, With Easy Access To A Wide Array Of Local Amenities - Perfect For Any Professional Couple Or Young Family!

Entrance Hallway

Reception Room

19' widest x 11' 6" widest (5.79m widest x 3.51m widest)

Kitchen

12' 1" widest x 8' 8" widest (3.68m widest x 2.64m widest)

Conservatory

9' 8" widest x 7' 4" widest (2.95m widest x 2.24m widest)

First Floor Landing

Bedroom One

11' 5" widest x 10' 1" widest (3.48m widest x 3.07m widest)

Bedroom Two

11' 5" widest x 7' widest (3.48m widest x 2.13m widest)

Bedroom Three

10' widest x 10' widest (3.05m widest x 3.05m widest)

Bathroom

Driveway

Rear Garden



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.focalagent.com

welcome to
Parklands Road,
Tonyrefail Porth

- Semi-Detached House In The Heart Of Tonyrefail
- Excellent Access To All Amenities, Including A Range Of Shops And Eateries On The Local High Street
- Reception Room And Kitchen
- Conservatory Extension
- Three Well-Proportioned Bedrooms

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

£179,995



view this property online allenandharris.co.uk/Property/TBG110989



Property Ref:
TBG110989 - 0003

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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