

FREEHOLD



House - Terraced (EPC Rating: D)

|..., 23 GLYN STREET, PORTH, CF39 9LN

Offers Over

£129,995



# 2 Bedroom House - Terraced located in Porth

Situated in a popular side street location in Porth, this well-presented two bedroom terraced property offers comfortable and well-proportioned accommodation, ideal for first-time buyers, couples, or investors alike.

The ground floor boasts a spacious lounge and a fitted kitchen, providing practical and versatile living space. To the first floor are two bedrooms along with a modern shower room.

Externally, the property benefits from a fully enclosed rear garden, perfect for relaxing or entertaining, along with rear lane access for added convenience.

Conveniently located close to local amenities, schools, and excellent transport links, this property offers an ideal blend of comfort and accessibility.

## Porch through to hallway

The property is entered through a PVCu double-glazed front door into a welcoming porch, attractively finished with papered décor and a textured ceiling, complemented by a central light fitting. From here, a door opens into the hallway, which is laid with fitted carpet and benefits from a radiator, creating a comfortable transition through the home. A further door provides access to the lounge, offering a natural flow into the main living space.

## Lounge

21'0" x 11'5"

The room benefits from a PVCu double-glazed window to the front, allowing for plenty of natural light. The space is tastefully finished with papered décor and a textured ceiling incorporating two central light fittings. A gas fire provides an attractive focal point, while fitted carpet and a radiator add comfort. Additional features include multiple power points, and double doors open through to the kitchen, enhancing the sense of space and connectivity within the home.

## Lounge.

21'0" x 11'5"

Image 2

## Lounge..

21'0" x 11'5"

Image 3

## Lounge...

21'0" x 11'5"

Image 4

## Kitchen

14'1" x 11'0"

The kitchen benefits from a PVCu double-glazed window and door to the rear, providing natural light and direct access to the outside. The room features a combination of ceramic tiling and plain plastered walls finished in emulsion, complemented by a flat

ceiling with two central light fittings. Ceramic tiled flooring offers both practicality and style. The kitchen is fully fitted with a range of matching wall and base units and includes a slot-in cooker. Additional features include useful under-stairs storage and ample power points, making the space both functional and well suited to everyday living.

## Kitchen.

14'1" x 11'0"

Image 2

## Kitchen..

14'1" x 11'0"

Image 3

## Kitchen...

14'1" x 11'0"

Image 4

## Landing Area

The area is finished with papered décor and a textured ceiling, creating a warm and cohesive feel. Fitted carpet adds comfort underfoot, while doors provide access to two bedrooms and the shower room, offering a practical and well-connected layout.

## Bedroom 1

13'2" x 15'2"

The generously sized master bedroom benefits from two PVCu double-glazed windows to the front, allowing an abundance of natural light to fill the room. The space is finished with papered décor and fitted carpet. There is a textured ceiling with a central light fitting creating a bright and comfortable atmosphere.

## Bedroom 1.

13'2" x 15'2"

Image 2

## Bedroom 2

11'1" x 9'0"

The room features a PVCu double-glazed window to the rear,



allowing natural light to flow in. Finished with plain plastered walls in emulsion and a textured ceiling with a central light fitting, the space feels bright and neutral. Additional benefits include fitted carpet and a radiator, offering comfort and practicality.

#### Bedroom 2.

11'1" x 9'0"

Image 2

#### Shower Room

9'2" x 7'1"

The shower room benefits from a PVCu double-glazed window to the rear, providing natural light and ventilation. The room is finished with ceramic tiled walls and practical vinyl flooring. The suite comprises a walk-in shower, pedestal wash hand basin and low-level WC, with the added comfort of a radiator.

#### Shower Room

11'1" x 9'0"

Image 2

#### Rear Garden

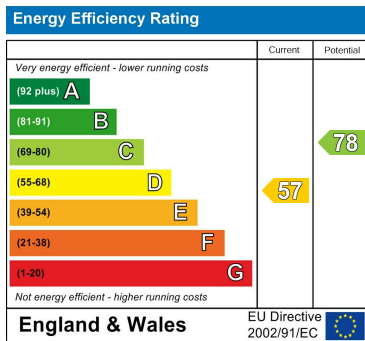
To the rear of the property is a fully enclosed garden, offering a good degree of privacy. The garden features a selection of mature trees and shrubs, creating a pleasant outdoor space, and benefits from rear lane access for added convenience.



Council Tax Band

A

Energy Performance Graph



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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.

