



Edmund Street

Porth, CF39 9NF

£225,000

- FOUR BEDROOMS
- SUBSTANTIALLY SIZED PLOT
- GARAGE
- SUBSTANTIAL OUTBUILDINGS
- THREE RECEPTION ROOMS
- TWO BATHROOMS

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**** FOUR BEDROOMS * SUBSTANTIALLY SIZED OUTBUILDINGS * GARAGE * AMPLE GARDEN SPACE * SPACIOUS KITCHEN/DINER * TWO BATHROOMS * TWO RECEPTION ROOMS ****

A unique and deceptively spacious four-bedroom end-of-terrace property, ideally situated in a central and convenient location within Porth. The property is within easy reach of Porth town centre and its range of amenities, as well as the local train station, making it well suited to families and commuters alike.

The ground floor offers generous and versatile living accommodation, comprising a spacious kitchen/diner, utility room, shower room, lounge and separate sitting room. To the first floor, a light and airy landing provides access to a family bathroom and four well-proportioned bedrooms.

Externally, the property continues to impress with a generously sized, low-maintenance garden, access to a garage and a range of substantial outbuildings. These versatile spaces offer excellent potential for a variety of uses, including a home-based business, children's play area, home gym, bar or workshop, subject to any necessary consents.

Offering an unusual combination of spacious accommodation, extensive external space and excellent versatility in a convenient central location, this distinctive property must be viewed to fully appreciate all that it has to offer.

Tenure: Freehold
Council Tax Band: A
Gross Annual Council Tax Charge: £1500.27
Parking: On Street
Water - Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Mains fed gas
Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Porch 3' 7" x 3' 5" (1.09m x 1.04m)
Double glazed composite door to side, plastered walls and ceiling, tiled flooring, door to kitchen/diner.

Kitchen/Diner 9' 10" x 11' 11" (3.00m x 3.62m)
UPVC double glazed window to side, plastered walls and ceiling, wood and tiled flooring, radiators, wall and base units with solid wood work tops and tiled splash backs, sink unit with mixer tap, openings to utility room and lounge, door to shower room.

Utility Room 8' 2" x 6' 9" (2.50m x 2.07m)
Windows and door to rear, plastered walls and ceiling, tiled flooring, base units with laminate and solid wood work tops, stainless steel sink unit with mixer tap.

Shower Room 3' 3" x 8' 0" (1.00m x 2.45m)
Tiled walls and flooring, plastered ceiling, W.C, wash hand basin, shower cubicle.

Lounge 12' 7" x 11' 2" (3.84m x 3.40m)
Double glazed windows and doors to garden, plastered walls and ceiling, wood flooring, radiator, door to sitting room, stairs to first floor landing.

Sitting Room 11' 4" x 11' 7" (3.46m x 3.52m)
UPVC double glazed window to garden, plastered walls and ceiling, wood flooring, radiator.

First Floor Landing
UPVC double glazed window to garden, plastered walls and ceiling, wood flooring, doors to bathroom and four bedrooms.

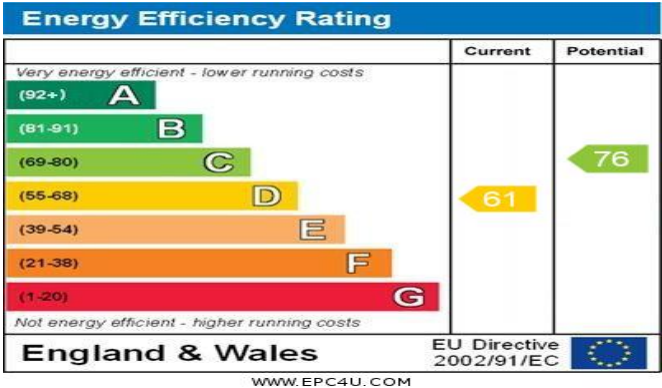
Bathroom 6' 7" x 7' 6" (2.00m x 2.28m)
UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 15' 1" max x 12' 10" max (4.61m max x 3.91m max)
UPVC double glazed windows to side, plastered walls and ceiling, wood flooring, radiator.

Bedroom Two 9' 9" x 11' 9" (2.98m x 3.58m)
UPVC double glazed window to garden, plastered walls and ceiling, wood flooring, radiator, door to built in storage.

Bedroom Three 9' 7" x 11' 10" (2.91m x 3.60m)
UPVC double glazed window to garden, plastered walls and ceiling, wood flooring, radiator, door to built in storage.

Bedroom Four 8' 3" x 8' 4" (2.51m x 2.55m)
UPVC double glazed window to side, plastered walls and ceiling, wood flooring, radiator.



DISCLAIMER
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.