FREEHOLD







House - Terraced (EPC Rating: D)

17 ARGYLE STREET, PORTH, CF39 9AT

£119,000

OSBORNE ESTATES

3 | 1 | 1 | D

3 Bedroom House - Terraced located in Porth

Osborne Estates are pleased to offer to the market this property nestled in the heart of Argyle Street, Porth, this delightful three bedroom terraced home presents a fantastic opportunity for those seeking comfortable living in a highly sought after location. Well maintained and in good condition throughout, the property offers a welcoming ambience ideal for both families and professionals alike.

Step inside to discover spacious and airy accommodation, featuring three well proportioned bedrooms and a family bathroom. The bright living area provides the perfect space to relax or entertain, complemented by a contemporary kitchen equipped with ample storage and work top space.

Argyle Street enjoys a strong sense of community and is conveniently situated close to an array of local amenities. A short stroll away, you'll find Porth town centre, with its diverse range of shops, cafes, and supermarkets catering to all your daily needs. Families will appreciate proximity to well regarded schools, while excellent public transport links including Porth railway station offer easy access to Cardiff and surrounding areas, making commuting a breeze.

Outdoor enthusiasts will be drawn to the scenic beauty of the Rhondda Valley, with picturesque parks and walking trails nearby providing plenty of opportunity for leisure and relaxation.

Arrange your viewing today and discover all that this charming home has to offer.

Porch
Enter via PVCU double glazed front door into a bright and welcoming porch, finished with smooth plastered walls in emulsion and a flat ceiling with a central light fitting. The space is laid to fitted carpet. Internal door provide access to the lounge.

Lounge
18'8" (14'56") x 21'4"
Image 1
Featuring a PVCU double glazed window to the front, this spacious lounge is finished with smooth plastered walls in emulsion and a flat ceiling with two central light fittings. The room is completed with a fitted carpet, a radiator, and multiple power points. Internal door provide access to the kitchen/diner.

Lounge.
18'8" (14'56") x 21'4"
Image 2

Lounge..
18'8" (14'56") x 21'4"
Image 3

Kitchen/Diner
14'3" x 11'1"
Image 1
To the rear, there is PVCU double glazed door and two double glazed window, allowing for plenty of natural light. The kitchen is fitted with a range of matching wall and base units, complemented by heat-resistant work surfaces and an inset sink with drainer and mixer tap. The room features a part-tiled finish with plain plaster and emulsion walls, a flat ceiling with a central light fitting and ceramic tiled flooring. Additional features include a radiator and multiple power points.

Kitchen/Diner.
14'3" x 11'1"
Image 2

Kitchen/Diner..
14'3" x 11'1"
Image 3

Landing Area
Plain plastered decor finished to a smooth plastered ceiling with an emulsion finish and central light fitting. Fitted carpet flooring. Access to the attic. Doors lead to the bedrooms and bathroom.

Bedroom 1
13'7" x 8'6"
Image 1
PVCU double glazed window to the front. Textured ceiling with an emulsion finish and central light fitting. Laminate flooring, radiator and power points.

Bedroom 1.
13'7" x 8'6"
Image 2

Bedroom 2
10'5" x 7'3"
Image 1
PVCU double glazed window to the front. Textured ceiling with an emulsion finish and central light fitting. Laminate flooring, radiator and power points.

Bedroom 2.
10'5" x 7'3"
Image 2

Bedroom 3
8'7" x 6'7"
Image 1
PVCU double glazed window to the rear. Textured ceiling with an emulsion finish and central light fitting. Laminate flooring, radiator and power points.

Bedroom 3.
8'7" x 6'7"
Image 2



Bathroom

11'3" x 6'1"

PVCU double glazed window to the rear. Walls are part ceramic tiled and part smooth plastered with an emulsion finish, complemented by a flat ceiling with a central light fitting. The suite features a bath, pedestal wash hand basin and a W/C. Laminate flooring and radiator.

Rear Garden

Image 1

Small courtyard to rear, with steps leading to rear access.

Rear Garden.

Image 2

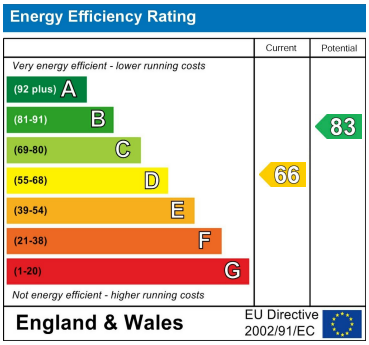




Council Tax Band

A

Energy Performance Graph



Call us on

01443 435599

sales@osborneestates.co.uk

osborneestates.co.uk

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.

OSBORNE ESTATES