



## 34 Primrose Terrace, Porth, CF39 9TH

**£105,000**

**\*\* End Terraced House \*\* Three bedrooms \*\* In Need of Updating & Improvement \*\***

Located in the popular residential area of Llwyncelyn in Porth.

This end terraced house offers excellent accommodation for growing family or first time buyers.

Comprising entrance hall, good size lounge/diner, kitchen/breakfast room, three bedrooms and first floor bathroom.

There is a terraced garden with garage together with double glazing and gas central heating.

Offered with no onward chain.

Excellent potential.

Entrance Hall  
Double glazed entrance door, radiator, laminated wood flooring, staircase to first floor.

Lounge/Diner 20'8" x 11'6" (6.31 x 3.52)



Double glazed window to front, two radiators, laminated wood flooring, fireplace with fitted electric fire.

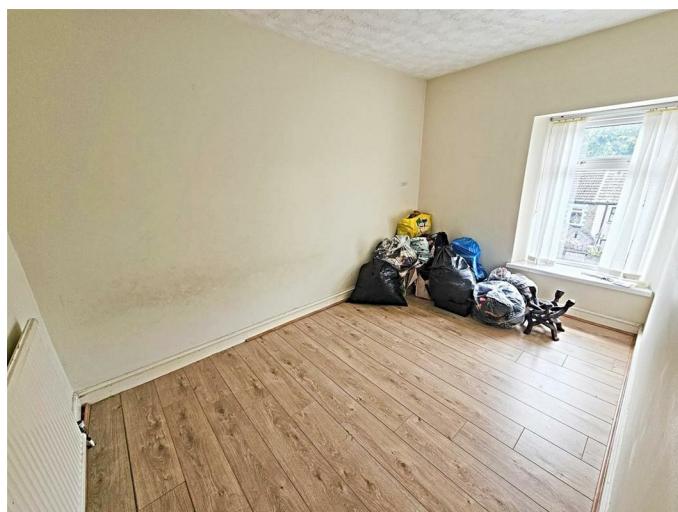
Kitchen 13'8" x 7'9" (4.17 x 2.38)



Base and wall cupboards, stainless steel sink unit, electric cooker point, space for washing machine, radiator, double glazed window and door to rear.

First Floor Landing  
Attic access, storage cupboard.

Bedroom 1 11'8" x 7'6" (3.57 x 2.31)



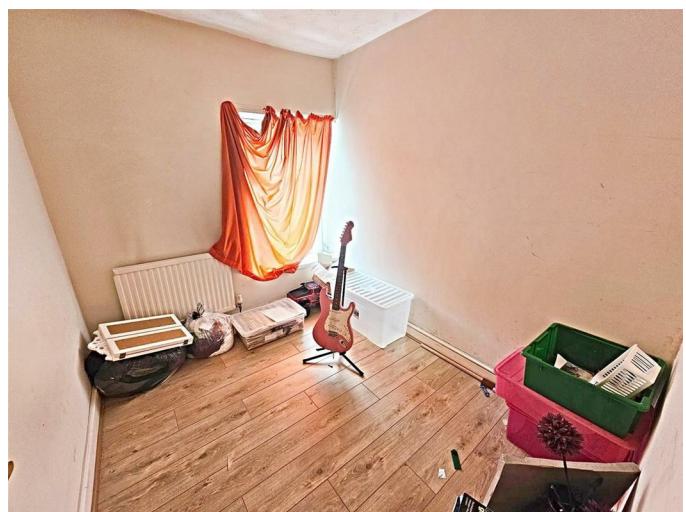
Double glazed window to front, radiator, laminated wood flooring.

Bedroom 2 9'3" x 8'7" (2.84 x 2.62)



Double glazed window to rear, radiator.

Bedroom 3 8'7" x 7'3" (2.64 x 2.21)



Double glazed window to front, radiator, laminated wood flooring.

Bathroom

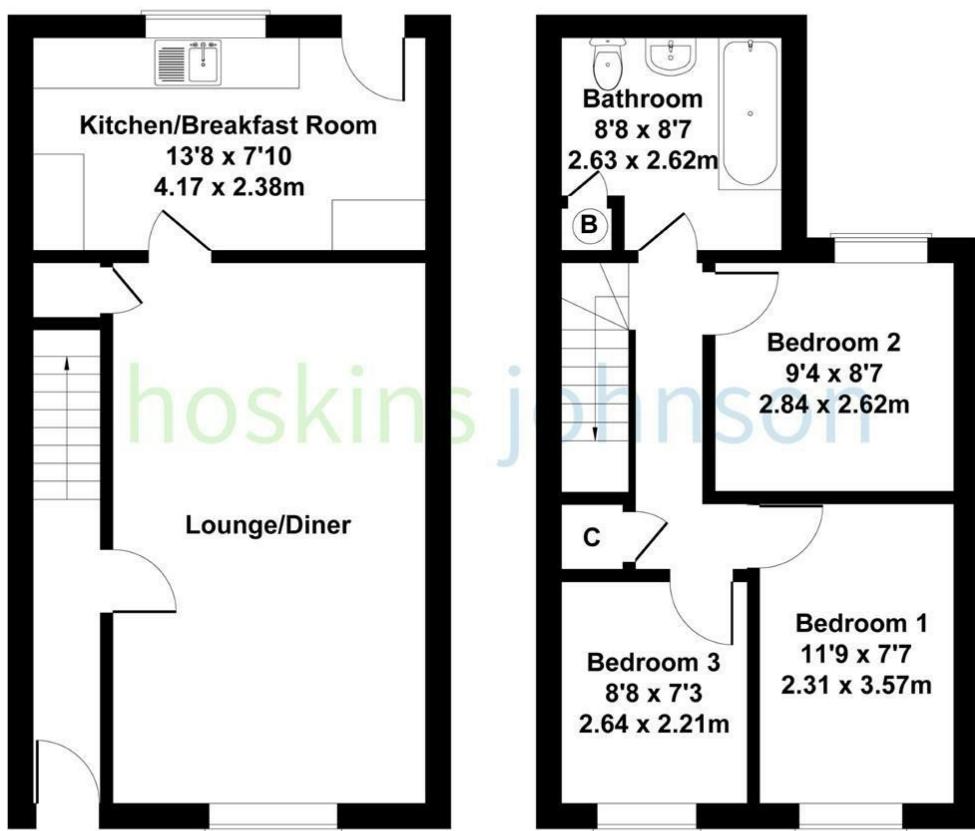


White three piece suite comprising panelled bath, wc, wash hand basin, radiator, airing cupboard with gas combination boiler, double glazed window to rear.

Outside  
Terraced, paved garden with garage.

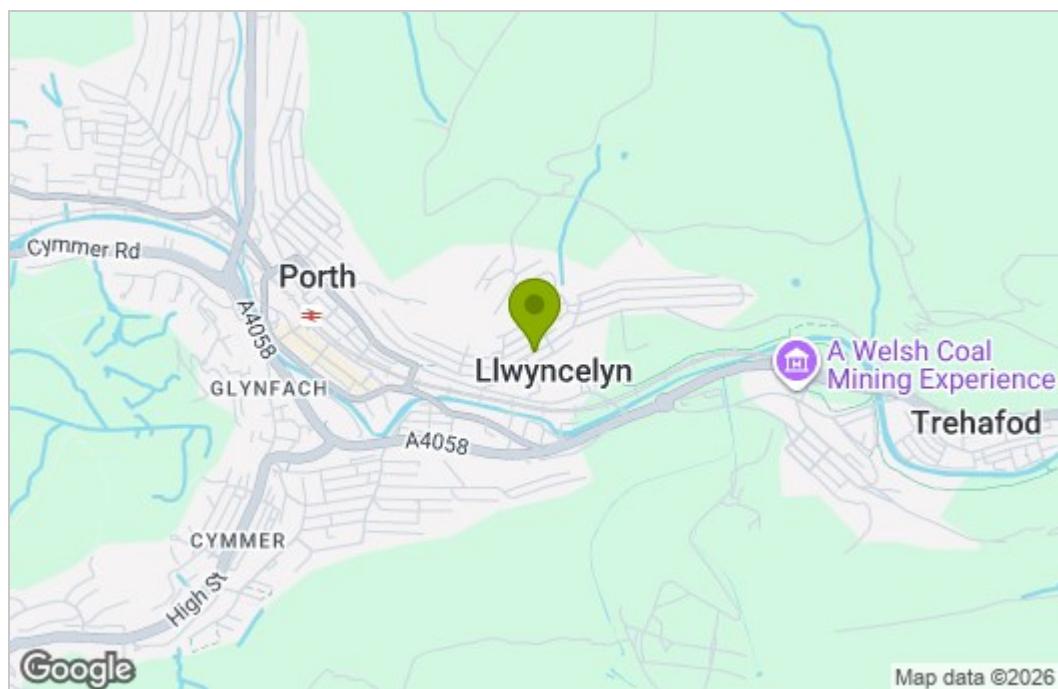
## Floor Plan

34 Primrose terrace  
Approximate Gross Internal Area  
861 sq ft - 80 sq m

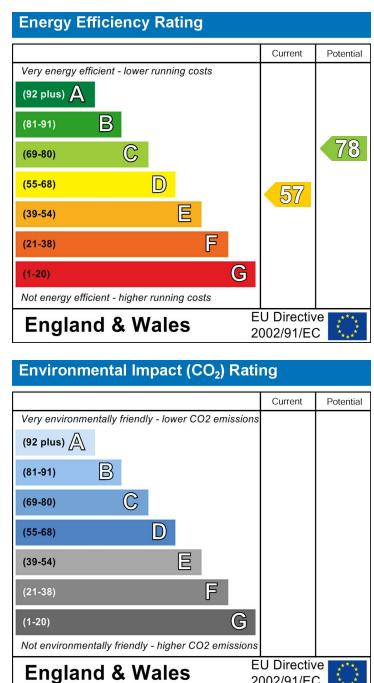


Not to Scale. Produced by The Plan Portal 2025  
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## Area Map



## Energy Efficiency Graph



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