

# 3 bedroom terraced house for sale, Birchgrove Street, Porth CF39 (86,500 GBP)



Location

Wales, Mid Glamorgan

<https://www.freeadsz.co.uk/x-163538-z>

**MAIN FEATURES:** PAVEMENT FRONTED, MID TERRACE HOUSE, ENTRANCE HALL, 1 RECEPTION, KITCHEN, 3 BEDROOMS, GROUND FLOOR BATHROOM, REAR GARDEN WITH PEDESTRIAN ACCESS, FREEHOLD, G.C.H. & D.G.

**DESCRIPTION LOCATION & DIRECTIONS:** Barbara Rees is pleased to offer this pavement fronted mid terrace dwelling of traditional construction, with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance hall, one reception, a kitchen, three bedrooms and a ground floor bathroom. Birchgrove Street is situated at Porth, Rhondda where all amenities are close by and staff at our Pontypridd office will be pleased to provide local directions upon request.

**THE ACCOMMODATION:** Pavement entrance and leaded light UPVC door giving access to the hallway, internal door to the lounge, staircase to the first floor, coved and artex ceiling.

**LOUNGE - DINER:** 20'8" x 11'7" Front facing window, open plan featured archway to the centre of the room, coved and artex ceiling, access to the kitchen and bathroom.

**KITCHEN:** 11'6" x 8'7" Rear facing window and exit door, fitted kitchen to include a range of base and wall cupboards finished in light beech with contrasting woodgrain worktops and ceramic tiled walls to the worktop areas, single drainer, built in appliances to include a stainless steel oven, ceramic hob and chimney style extractor fan cooker hood, plumbing connections for a washing machine, wall mounted combination gas central heating boiler, ceramic tiled floor, artex ceiling.

**BATHROOM:** Comprises a three piece shell suite finished in pearl white to include a bath with a mixer tap shower attachment, low level wc and pedestal wash hand basin, ceramic tiled walls and floor, panelled ceiling, rear facing window.

**FIRST FLOOR STAIRCASE AND LANDING:** Staircase leading from the entrance hall to the first floor landing, rear facing window, spindles and balustrading to the landing area, access to each bedroom and the loft.

**BEDROOM ONE:** 10'6" x 7'8" Front facing window, coved and plaster skimmed ceiling.

**BEDROOM TWO:** 7'4" x 7'2" Front facing window, coved and plaster skimmed ceiling.

**BEDROOM THREE:** 10' x 9'3" Rear facing window, coved and plaster skimmed ceiling.

**EXTERIOR:** Enclosed rear garden with rear pedestrian access.

**GENERAL NOTES:** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor has verbally informed us that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. There is a system of gas fired central heating with a combination boiler ( not tested ) several power points, a telephone and television point and the exterior windows and doors are of upvc double glazed specification.

**ASKING PRICE:** 86,500.

**VIEWING:** Strictly accompanied viewing only, by prior appointment via our

Pontypridd office. MORTGAGE: Available subject to status, please ask for an appointment with our independent financial advisor.

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