
58, The Avenue
Porth, CF39 8PR
Watts
&Morgan

58 The Avenue

Tonyrefail, Porth CF39 8PR

£150,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A 3 bedroom semi detached property situated in a popular location in Tonyrefail. Conveniently located within walking distance to local amenities, shops, schools and Junction 34 of the M4. Accommodation comprises: Spacious living room, kitchen, ground floor bathroom and separate toilet. To the first floor, three good sized bedrooms. Externally enjoying an enclosed rear garden and on street parking. Offered to the market with no onward chain. Solar panels fitted.

Directions

From junction 34 of the M4 motorway proceed north via the A4119 for some 4 miles. Enter Tonyrefail off the roundabout on the A4119 into Mill Street and continue the length of High Street. Bear right then right again - opposite The Red Cow Public House - into The Avenue.

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the porchway, which leads into the spacious living room, which features laminate flooring throughout and enjoys a large front facing bay window which allows the room to feel bright and airy.

The kitchen is fitted with a range of wall and base units, with complementary work surfaces, with space and plumbing for one under counter appliance, as well as a fridge/freezer. The room features tiled flooring as well as patio doors with access to the rear garden and two side facing windows.

From the kitchen is the family bathroom which is fitted with a two piece suite, which comprises of a bath and wash hand basin and enjoys a side facing window. The toilet is in a separate room leading from the bathroom, which enjoys continuation of the tiled flooring and a rear facing window.

To the first floor, the carpeted landing provides access to three good sized bedrooms. The main bedroom is a good sized front facing double bedroom, which features laminate flooring and two front facing windows, allowing the room to feel bright and airy.

The second and third bedrooms are both rear facing bedrooms, which both enjoy laminate flooring and rear facing windows.

GARDEN AND GROUNDS

Approached from The Avenue, No. 58 enjoys an enclosed, low maintenance forecourt garden with a path to the side of the property which leads into the rear garden. To the rear of the property is an enclosed garden space which leads to to an area of lawn divided by a path running to a rear gateway. Beyond the rear boundary wall is a shared access lane. On street parking available.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'B'. Solar panels supplement the electricity and provide an income via a 'feed in tariff.
This property is Owned by a family member of an employee of Watts & Morgan LLP.

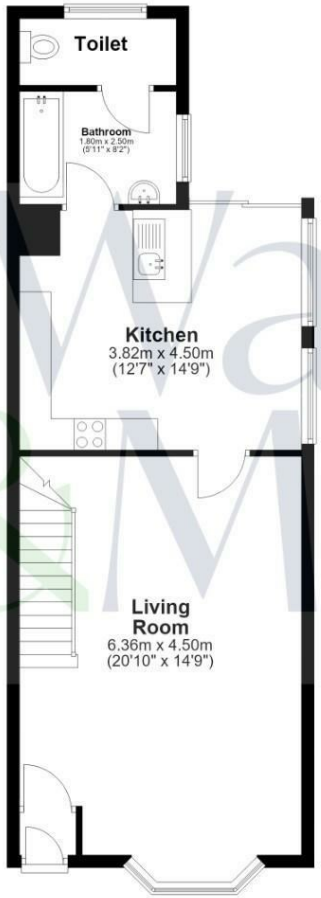
AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

Ground Floor
Approx. 54.1 sq. metres (582.8 sq. feet)

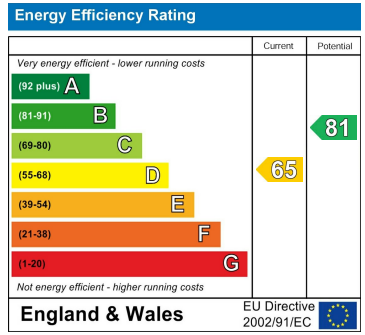


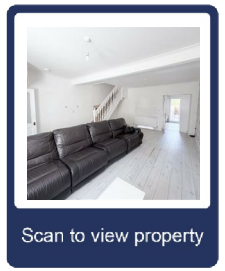
First Floor
Approx. 37.9 sq. metres (408.5 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice.
All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan