



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

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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.



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

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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