



**America Place
Porth
Mid Glamorgan
CF39**

Offers in Excess of £152,000

bettermove

America Place

Porth

Bettermove are proud to present this 3 bedroom detached house in Porth, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

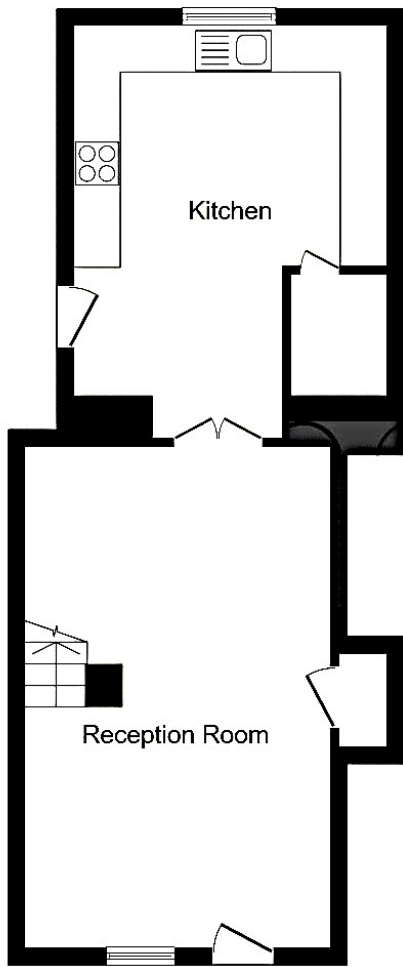
The council tax band is A.

This beautifully presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of three good sized bedrooms, and the family bathroom. The exterior boasts a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

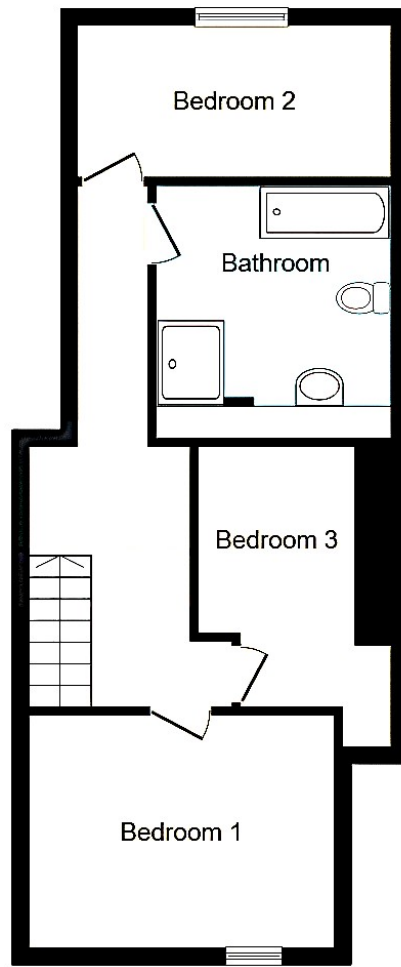
Located in the popular town of Porth, this property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Porth Train Station (0.1 mile), a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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