



**Bute Street, Treorchy, Rhondda, Cynon, Taff. CF42 6AH**

**£134,995**



**South Wales Property Investors & Lettings**  
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU  
01443 806000

**South Wales**  
Property Investors and Lettings





**Bute Street, Treorchy, Rhondda, Cynon, Taff.  
CF42 6AH**

**£134,995**

**The most perfect first time starter home!**



## Front

Stone frontage, with brown UPVC double glazed windows and glass panel front door and black painted windowsills.

## Entrance Porch (5' 1" x 3' 2") or (1.54m x 0.96m)

Half brick and half cream painted walls with a wooden dado rail, laminate wood flooring, electric box, and a wood and glass panelled door leading to the passage and stairs.

## Lounge (21' 9" x 11' 5") or (6.64m x 3.48m)

Wood and glass panel door leads to lounge with a UPVC double glazed window to the front. One papered feature wall with three alcoves, two of which have spotlights and shelving, plus there's an electric wall fire.

Cream painted walls, one of which has built in display shelves with spotlights, and plain ceiling with coving and two light fittings.

Wood effect laminate flooring, two radiators, silver electric sockets, wood and glass panel door leading to the kitchen. White wood door leading to understairs storage and family bathroom.

## Bathroom (10' 8" x 4' 11") or (3.25m x 1.49m)

White PVC double glazed window to the rear, plain painted grey walls with white and silver vertical PVC cladding around the bath.

Plain ceiling with light fitting and de-humidifying unit/ extractor fan.

Bath with hand shower, W.C and wash basin/sink and built in vanity unit, beige tiled flooring, and a radiator.

## Kitchen (10' 8" x 7' 9") or (3.26m x 2.37m)

Wood door with glass panels leads to the kitchen, white PVC window and door to the rear leading to the garden. Plain walls with beige tiled splashback, plain ceiling with light fitting and extractor fan.

Cream high gloss fitted kitchen, wood effect worktop, gas hob, electric oven with stainless steel extractor fan and mosaic effect tiled splashback.

Silver sink and drainer, mixer tap, breakfast bar, and fixings for washing machine.

Silver electric sockets, radiator, and beige wood effect linoleum flooring.

## Stairs and Landing

Plain cream painted walls, pine wood handrail, spindles and balustrade, beige striped carpet, with a white PVC window at the top. Plain white ceiling, coving, light fitting, electric socket and attic hatch.

## Bedroom 1 (10' 10" x 9' 5") or (3.30m x 2.86m)

Wood panelled door, painted walls with one papered feature wall, plain ceiling with light fitting. Wood effect laminated flooring, White PVC window to the rear, radiator, electric sockets, built in storage which houses the boiler.

## Bedroom 2 (10' 4" x 7' 10") or (3.16m x 2.38m)

Wood panelled door, white PVC window to the front, plain walls with one papered feature wall, plain ceiling, coving and light fitting. Wood effect laminate flooring, radiator, and electric socket.

## Bedroom 3 (7' 5" x 6' 8") or (2.25m x 2.04m)

Wood panelled door, plain cream painted walls, plain ceiling, with coving and light fitting. White PVC window to the front, wood effect laminated flooring, radiator and electric sockets.

## Rear Garden

Step out of the kitchen door onto a patio area which has a painted brick surround, with steps leading to a further patio.

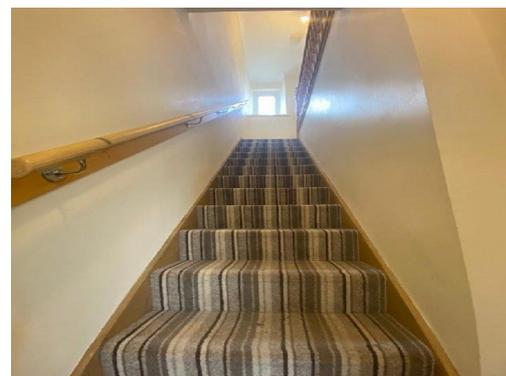
There's also a garage with a roller shutter door and electric.

## Garage (16' 8" x 8' 3") or (5.07m x 2.51m)

The garage can be accessed through the garden and is fitted with roller shutter doors to the rear, it also benefits from electric.

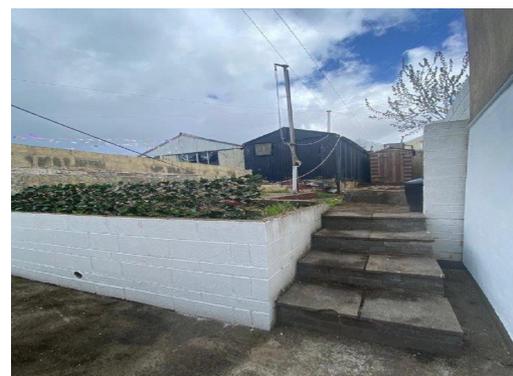
## Tenure

The resale tenure for this property is Freehold



## Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**South Wales Property Investors & Lettings**  
 111 Bute St, Treorchy, Rhondda Cynon Taff. CF42 6AU  
 01443 806000  
[info@lettingsouthwales.com](mailto:info@lettingsouthwales.com)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.