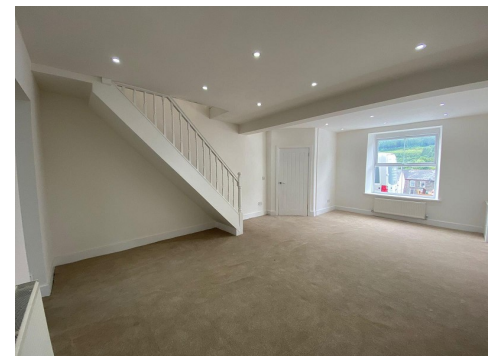




**Prospect Place, Treorchy, Rhondda, Cynon, Taff. CF42 6RE**

**Offers Over £199,995**



**South Wales Property Investors & Lettings**  
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**South Wales**  
Property Investors and Lettings







**Prospect Place, Treorchy, Rhondda, Cynon,  
Taff. CF42 6RE**

**Offers Over £199,995**

**New for sale with us today is a beautifully renovated, 4 bedroom property in the heart of award winning Treorchy. Within walking distance of an array of amenities with excellent schools and commuter links, this property is sure to be snapped up. The traditional stone fronted end terraced house comes equipped with UPVC double glazing throughout, and opens via an sleek modern deep grey front door with glass panelling. Entrance porch opens in to the vast open plan**



## Front

Stone frontage with white slash effect UPVC windows and grey painted sills. Dark grey composite door with glass panels, and a glass panel above the door which has the house number etched into it. Grey and white tiled doorstep, and a silver and black door number plaque attached to the wall.

## Entrance Porch (7' 6" x 3' 1") or (2.29m x 0.93m)

Plain painted walls, plain ceiling with spotlights, victorian style grey linoleum flooring, with boxed in electrics. White wooden panel door with silver handles leads you to the lounge.

## Lounge (21' 11" x 14' 6") or (6.68m x 4.41m)

Open plan to the staircase, white slash style PVC window to the front with stunning views. Plain white painted walls, plain ceiling with spotlights, beige fitted carpet, two radiators, electric sockets, and a boxed in gas meter. Soffit entrance with a step leads you into the kitchen and family bathroom.

## Kitchen/Diner (20' 1" x 8' 7") or (6.11m x 2.62m)

White slash effect PVC window to the rear, plain painted walls with a white brick effect tiled splash back. Plain painted ceiling with spotlights, and a skylight letting in plenty of light. Sky blue fitted kitchen with silver handles, white and grey marble effect worktop, fitted gas hob, stainless steel extractor fan and electric fitted oven. Integrated fridge freezer, and washing machine, white sink and drainer with silver mixer tap. Wood effect large tiled flooring, wood shelving, radiator, and a white PVC door with glass panel leads you to the rear garden.

## Bathroom (9' 2" x 5' 5") or (2.80m x 1.64m)

White slash effect frosted PVC window to the rear, plain painted ceiling with spotlights. Plain white painted walls with glossy sage green brick tiling, and large wood effect tiling to the floor. Fitted bath with silver taps and fitted silver power shower with a glass shower screen. WC, pedestal sink/basin with silver tap, silver heated towel radiator, and a white wood panel door with silver handle.

## Stairs and Landing

Plain white painted walls, plain ceiling with a light fitting, attic hatch with pull down stairs. White wood spindles and balustrade, beige fitted carpet, white electric socket, white panel wood doors with silver handles leading to the bedrooms.

## Bedroom 1 (9' 3" x 9' 4") or (2.82m x 2.85m)

White slash effect PVC window to the front, plain painted walls, plain painted ceiling with light fitting. Beige carpet, radiator, electric socket, and a white wood panel door with silver handle.

## Bedroom 2 (8' 9" x 5' 7") or (2.66m x 1.69m)

White slash effect window to the front, plain white painted walls, plain ceiling with light fitting. Beige carpet, radiator, electric socket, and a white wood panel door with silver handle.

## Bedroom 3 (8' 11" x 9' 2") or (2.72m x 2.80m)

White slash effect PVC window to the rear, plain painted walls, plain painted ceiling with a light fitting. Beige carpet, radiator, and electric socket.

## Bedroom 4 (10' 5" x 13' 6") or (3.17m x 4.11m)

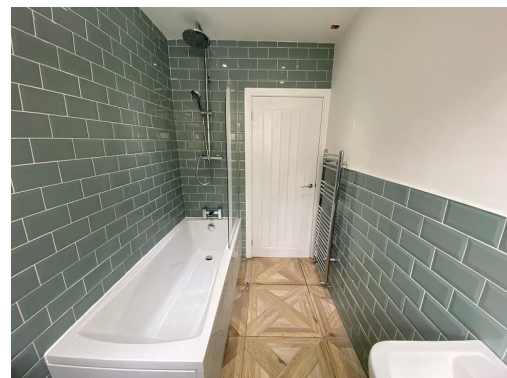
White slash effect PVC window to the rear, plain painted walls, plain ceiling with a light fitting. Fitted gas boiler, beige fitted carpet, radiator and electric socket. White wood panel door with silver handle.

## En-suite shower room

White frosted PVC window to the rear, plain ceiling with a light fitting. Sage green brick effect tiling to the walls, walk in shower with glass panels and white shower tray. WC, pedestal sink/basin with silver taps, with Victorian style beige and black tiles to the floor. Silver heated towel radiator, white wood panel door with silver handles.

## Services

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






## Rear Garden

Steps take you up to a lovely sized garden with a wooden fence to the front, stone built walls to the side. Artificial grass lawn with an Indian sandstone path and patio, which leads you to the stone built storage shed with PVC windows and wood door.

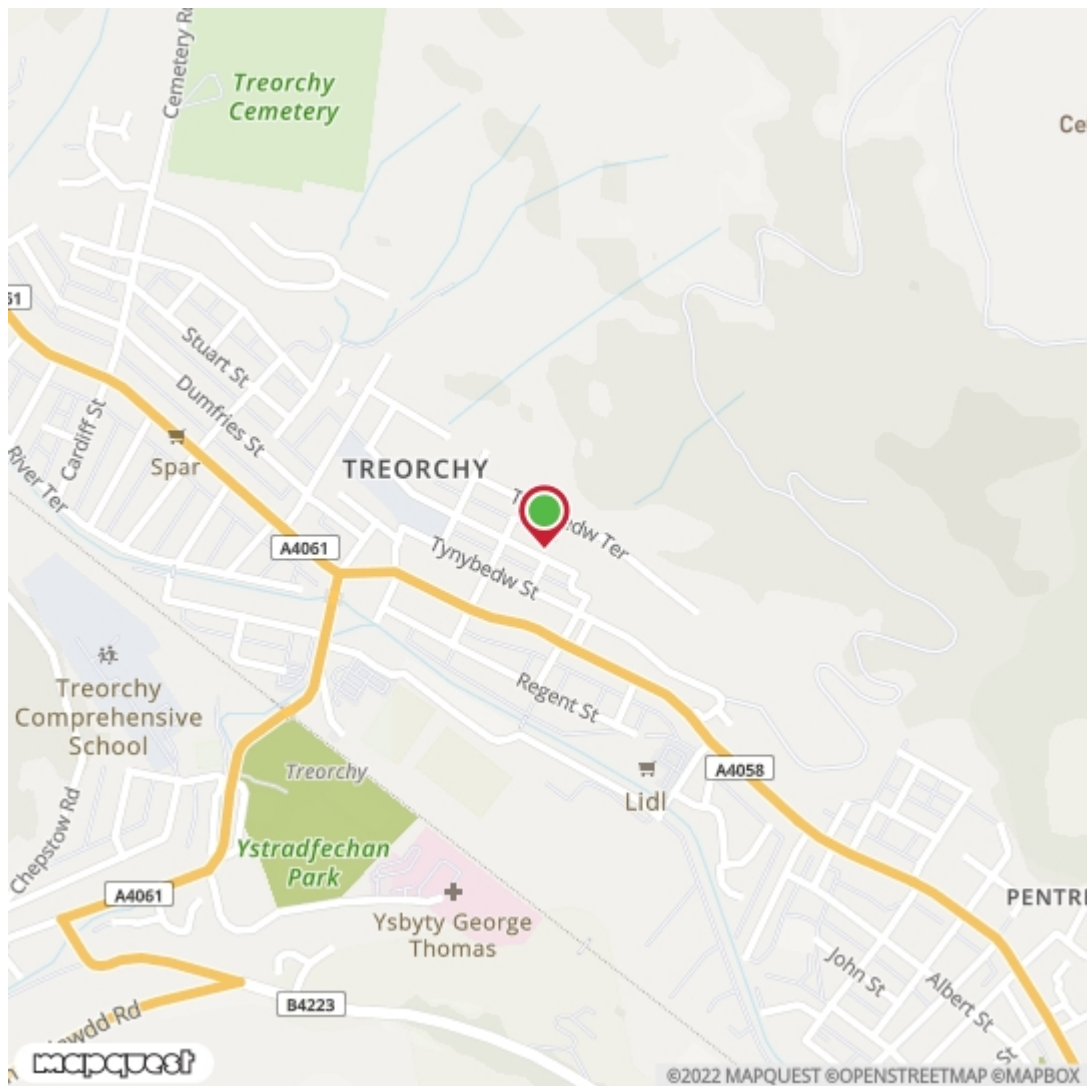
## Tenure

The resale tenure for this property is Freehold



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.



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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.