



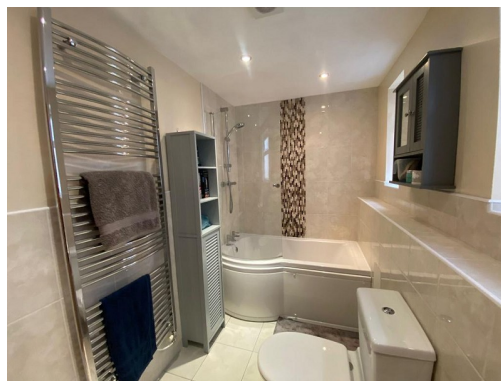
Upper St. Albans Road, Treherbert, Treorchy, Rhondda Cynon Taff. CF42

Offers Over £134,995



South Wales Property Investors & Lettings
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Rhondda Cynon Taff. CF42 5SR

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Beautiful family home with amazing valley views! ** REDUCED
TODAY!**



Front

The mid terrace property has a cream painted front with brown UPVC windows and front door. The front door opens on to an entrance porch (1.01m x 1.39m). The porch has plain walls and ceiling with a wood flooring laid. The electric meter and consumer unit are on the wall and a light fitting is present.

Lounge (20' 4" x 14' 4") or (6.21m x 4.38m)

The open plan lounge has plain emulsion walls with a feature papered wall. A marble fireplace is in situ. A laminate is flooring laid. The ceiling is plain with two light fittings. The lounge benefits from two UPVC windows, one to the front and rear as well as a large under stairs storage cupboard. Two radiators are fitted and there are electric sockets throughout.

Kitchen (10' 8" x 10' 0") or (3.26m x 3.04m)

A modern wood door with glass inlay opens into the kitchen. The walls and ceiling are plain with inlaid spotlights. A range of base and wall units are fitted with complimentary worktops and includes an integrated fridge freezer, electric hob and oven with extractor fan above and a white sink and drainer. Tiles are fitted in the splashback areas. A wood flooring is laid. A radiator is on the wall and there are electric sockets throughout

Bedroom 1 (10' 3" x 9' 11") or (3.12m x 3.03m)

UPVC window to the side, beige/brown fitted carpet, plain magnolia painted walls and plain white painted ceiling. One light fitting and electric sockets

Bedroom 2 (8' 11" x 8' 11") or (2.71m x 2.71m)

Deep grey plain painted walls and plain white ceiling with decorative light fitting. UPVC window, Light grey fitted carpet with built in wall storage, one radiator and electric sockets

Bedroom 3 (11' 11" x 8' 10") or (3.63m x 2.70m)

Brown UPVC window, laminate flooring, plain white painted ceiling with 3 plain light grey painted walls with one red painted feature wall. New pine effect skirting boards, one light fitting and electric sockets and one radiator. Also includes small office type area.

Bedroom 4 (8' 11" x 5' 4") or (2.73m x 1.63m)

Plain grey painted walls, white ceiling, laminate flooring, one light fitting, one radiator and electric socket. Brown UPVC window

Rear Garden

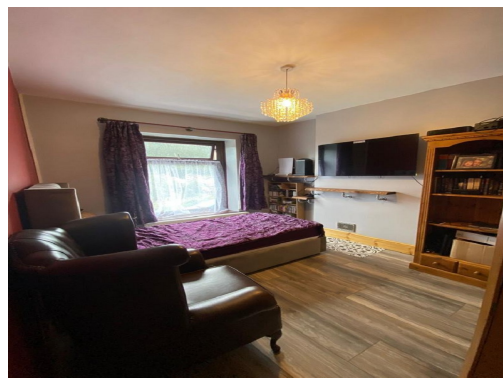
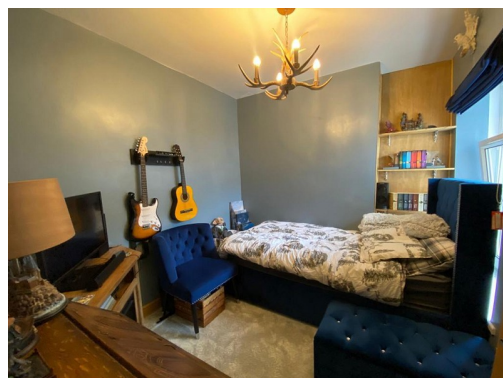
A small area of artificial grass upon exiting the kitchen leads on to a set of stone steps with handrail; a Spanish style garden with a storage shed and access to the rear lane. The garden has spectacular views across the valley.

Services


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

Tenure

The resale tenure for this property is Freehold





| 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 | 68 | |
| (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 |  |

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.