



**Chapel Street, Treorchy, Rhondda Cynon Taff. CF42 6RT**

**Offers In Region Of £124,995**



**South Wales Property Investors & Lettings**  
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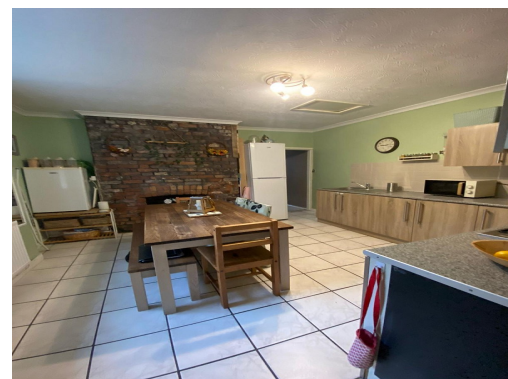




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**Move straight in! Ideal for first time buyers!**



## Front

End terraced house, grey pebble dash frontage with grey UPVC windows and door, wooden side gate

## Lounge (14' 1" x 14' 2") or (4.28m x 4.32m)

Plain walls, papered ceiling with coving, lino laminate effect grey flooring, under stair storage, open to the staircase, one light fitting, one radiator, electric sockets

## Kitchen/Diner (12' 10" x 12' 8") or (3.90m x 3.87m)

UPVC window to side, plain walls, rustic stone built original fireplace which can be opened back up as a log burner, artex ceiling with coving, beige and grey fitted kitchen with silver handles, grey work tops and cream tiled backs, tiled flooring, integrated gas cooker with electric oven, silver sink and drainer, electric sockets, one light fitting

## Bathroom (9' 7" x 5' 8") or (2.93m x 1.72m)

Victorian style lino flooring, light fitting, radiator, upvc window to the side, large tiles around bath and toilet, fitted bath with overhead shower, WC, vanity unit and sink, one radiator

## Utility Room

Area for washing machine, tumble dryer etc, combi boiler and UPVC back door

## Rear Garden

Patio area, side access, false grass area can be used for parking, fenced all around

## Bedroom 1 (13' 6" x 8' 6") or (4.12m x 2.60m)

Plain walls, Artex ceiling, fitted grey carpet, electric socket, one light fitting and one radiator

## Bedroom 2 (8' 1" x 6' 8") or (2.47m x 2.02m)

Plain walls, Artex ceiling, fitted grey carpet, electric socket, one light fitting and one radiator

## 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+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | 77  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   | 37                         |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>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.