



Baglan Street, Pentre, Rhondda Cynon Taff. CF41 7HU

£104,995



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

South Wales
Property Investors and Lettings





**Baglan Street, Pentre, Rhondda Cynon Taff.
CF41 7HU**

£104,995

This is a larger than average three bedroom end terraced home, set in the friendly village of Pentre, close to all local amenities, exceptional schools, and has excellent transport links. It's also within walking distance of the award winning high street in Treorchy, with it's independent shops, cafes and bars! With a little TLC, this could potentially be your perfect family forever home. Traditional stone to the front, with white double glazed windows and door, entrance is via a



Front

Traditional stone front with white uPVC double glazed windows and front door with white painted surrounding brickwork.

Entrance Hall

Large entrance hallway which is open to the staircase, with painted walls, artex ceiling with a light fitting and smoke alarm. Laminate wood effect flooring, under stairs storage, radiator, plain wood door leads into reception room one.

Reception Room One (10' 2" x 11' 10") or (3.09m x 3.60m)

White PVC double glazed window to the front, papered walls with two alcoves, cabinet housing the gas meter. Artex ceiling with a coving and a light fitting, laminate wood effect flooring, one radiator, and electric sockets.



Reception Room Two (11' 4" x 9' 2") or (3.45m x 2.80m)

White frosted PVC window to the rear, papered walls, artex ceiling with coving and a light fitting. Laminate wood effect flooring, radiator and electric sockets. White wood door leads back out to the hallway.



Kitchen (10' 7" x 9' 11") or (3.22m x 3.01m)

White PVC double glazed window to the side, painted walls, plain ceiling with a spotlight light fitting. White fitted kitchen with silver handles and pine effect worktops, white tiled splashback, silver sink and drainer with chrome mixer tap. Beige/cream tiled flooring, radiator, electric sockets, plain white wood door leads you to the utility room / WC.

Utility Room (8' 7" x 6' 3") or (2.61m x 1.90m)

Cream/beige tiled flooring, plain walls, plain ceiling with a light fitting, and a wooden rear door. Wood window to the rear.



WC (9' 8" x 5' 4") or (2.94m x 1.63m)

White uPVC double glazed window to the rear, fitted gas boiler, plain walls, plain ceiling with a light fitting. WC, fitted sink/wash basin, cream/beige tiled floor, radiator and electric sockets.

Stairs and Landing

Plain walls, artex ceiling with light fitting, attic hatch and smoke alarm. Fitted carpet, white painted spindles and balustrade, storage cupboard, and white wood doors leading to bathroom and bedrooms.

Bedroom 1 (11' 7" x 8' 1") or (3.52m x 2.46m)

White PVC double glazed windows to the front, plain painted walls, artex ceiling with a light fitting. Fitted carpet, radiator, and electric socket.

Bedroom 2 (8' 8" x 6' 11") or (2.64m x 2.11m)

White PVC double glazed window to the front, plain painted walls, artex ceiling with a light fitting. Fitted carpet, radiator, and electric socket.

Bedroom 3 (12' 0" x 9' 7") or (3.66m x 2.93m)

White PVC double glazed window to the rear, plain painted walls, artex ceiling with a light fitting. Fitted carpet, radiator and electric socket.

Bathroom (9' 10" x 9' 5") or (3.0m x 2.88m)

White PVC window to the side, plain walls, artex ceiling with a light fitting. Fitted bath with electric fitted overhead shower, white tiling to the wall. WC, pedestal sink/wash basin, with white tiled splash back. Fitted carpet, wall mirror, radiator, and extractor fan.

Rear Garden

Patio garden with a shed for storage, and convenient side access.


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		87
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.

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