



Pleasant Terrace, Ystrad, Pentre, Rhondda Cynon Taff. CF41 7RY

Offers In Region Of £149,995



South Wales Property Investors & Lettings
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We are pleased to offer for sale this beautiful three bedroom renovated property which boasts the most fantastic views! Set in a quiet side street in Ystrad, it's close to all amenities, excellent schools and local transport links. Very close to both Treorchy and Tonypany high streets, nothing is far from your doorstep. Benefiting from uPVC double glazed windows and doors, and central heating throughout, the entrance is through the rear, which is used as the front, through a



Front

Traditional stone front with white uPVC double glazed windows and door, white PVC cladding to the side, with a wooden side access door.

Lounge (11' 6" x 15' 6") or (3.51m x 4.73m)

Open plan to the kitchen, white uPVC double glazed french doors over looking the garden with fantastic views, white plain painted walls, two alcoves, with space for a built in fitted fireplace. Plain ceiling with spot-lights, grey fitted carpet, anthracite tall wall radiator, plus one white radiator, and electric sockets. Square archway leads you into the kitchen.

Kitchen/Diner (11' 5" x 11' 8") or (3.49m x 3.55m)

White uPVC double glazed window to the rear, plain painted walls, plain ceiling with spot-lights and a smoke alarm. Grey matte fitted kitchen, complimented by chrome handles, wooden worktops, and a grey tiled splash-back. Fitted electric hob and oven, stainless steel extractor fan, silver sink and drainer with chrome mixer tap. Breakfast bar/island, with built in grey matte cabinets, with space for four chairs/stools. Grey laminate wood effect flooring, , understairs storage, electric sockets with USB charger ports, space for a washing machine, tumble dryer, and fridge freezer.

Stairs and Landing

Plain white painted walls, plain ceiling with a light fitting, attic hatch and smoke alarm. White wood spindles and balustrade, grey fitted carpet, white wood panel doors lead you into the bedrooms and bathroom.

Bedroom 1 (11' 11" x 9' 4") or (3.62m x 2.85m)

White uPVC double glazed window to the rear, white plain painted walls, plain ceiling with a light fitting, and smoke alarm. Built in cupboard housing the fitted gas combi boiler, grey fitted carpet, radiator and electric sockets.

Bedroom 2 (12' 1" x 6' 11") or (3.68m x 2.12m)

White uPVC double glazed window to the front, plain painted walls, plain ceiling with a light fitting. Grey fitted carpet, radiator and electric sockets.

Bedroom 3 (9' 8" x 7' 7") or (2.95m x 2.31m)

White uPVC double glazed window to the rear, plain painted walls, plain ceiling with a light fitting. Grey fitted carpet, radiator and electric sockets.

Bathroom (7' 4" x 5' 3") or (2.24m x 1.60m)

White uPVC double glazed window to the rear, plain painted walls, half tiled in cream, plain ceiling with a light fitting. Fitted bath with overhead chrome shower, and glass and chrome shower panel, WC, sink with a built in vanity unit. Fitted wall mirror, cream tiled floor, chrome fitted wall radiator.

Rear Garden

Step out of the french doors in the living room to a substantially sized decking area with envious views of the mountainside. Steps then lead down to a further large area set on two levels, laid with grass and gravel with numerous well established conifers. With wooden fencing to either side of the garden, this really is a peaceful and private place to sit and relax.

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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (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.