



**Clark Street, Treorchy, Rhondda Cynon Taff. CF42 6BE**

**£169,995**



**South Wales Property Investors & Lettings**  
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**Beautiful three double bedroom family home in a great location!**

## Front

Traditional stone front, with white uPVC double glazed windows, with white painted brick surround. Navy composite front door, with the house number etched in the glass panel above.

## Entrance Hall (3' 10" x 3' 1") or (1.18m x 0.95m)

Open to the staircase, plain painted walls, plain ceiling with a light fitting, and wood effect laminate flooring. Boxed in electric meter, white wood door with glass panels leads into the lounge.

## Lounge (21' 9" x 11' 1") or (6.64m x 3.39m)

White PVC double glazed window to the front with fitted venetian blinds, papered walls with two alcoves, plus an alcove to the rear wall. Plain ceiling with two light fittings with rose mounts, and coving with beautiful intricate architrave.

## Kitchen/Diner (15' 8" x 12' 1") or (4.77m x 3.69m)

Large beige fleck tiled floor, plain painted walls, plain ceiling with coving, high gloss cream fitted kitchen with silver handles and fittings for washing machine tumble dryer, dishwasher, integrated fridge-freezer, sky light, spotlights, silver sink and drainer, storage area for glasses, free standing gas hob and electric oven, one radiator, extractor fan, french doors which open out to rear garden.

## Bathroom (9' 6" x 6' 2") or (2.89m x 1.89m)

Tiled walls, plain painted ceiling with light fitting, one radiator, black tiled floor, extractor fan, sink with vanity unit, mirror, power shower, fitted bath, WC and UPVC window to rear.

## Bedroom 1 (14' 9" x 12' 10") or (4.49m x 3.91m)

Double fronted white UPVC windows, plain painted walls and plain painted ceiling, one light fitting, light grey wood effect laminate floor, one feature wall and electric sockets

## Bedroom 2 (8' 6" x 6' 9") or (2.58m x 2.07m)

Plain painted walls with one black chalk wall, one light fitting, grey laminate flooring, one radiator, UPVC window

## Bedroom 3 (12' 4" x 8' 11") or (3.75m x 2.71m)

Plain grey walls, attic hatch, radiator, beige laminate flooring, UPVC window to the side, one light fitting

## Rear Garden

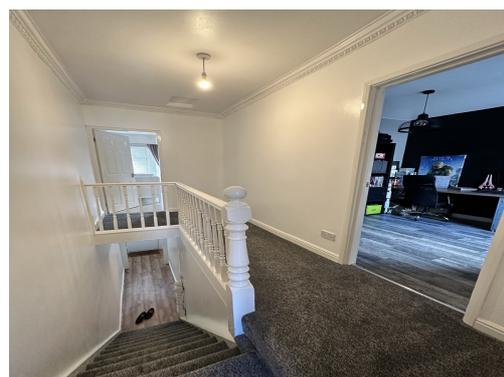
Fully decked rear garden, garage with electrics and roller shutters and lane access

## 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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