



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

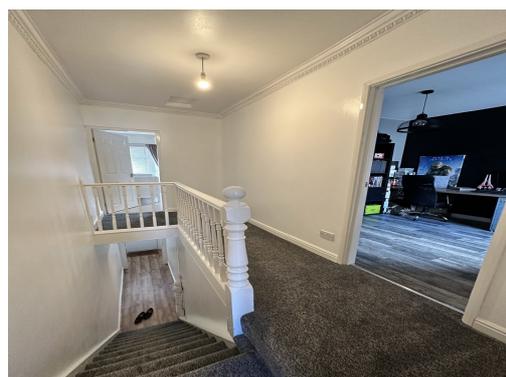
Fully decked rear garden, garage with electrics and roller shutters and lane access

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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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.