



Llewellyn Street, Pentre, Rhondda Cynon Taff. CF41 7BY

Offers Over £179,995



South Wales Property Investors & Lettings
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU
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We are pleased to offer this beautiful modernised home, set in the heart of Pentre where you'll find a thriving community waiting to welcome you! Within brisk walking distance of Treorchy's high street with its many independent shops, bars and cafes, it's also close to all local amenities, great schools and local transport links. Step through the wrought iron gate to a good sized forecourt garden laid with artificial grass, with established plants, trees, and bushes, and a wooden picket



Front

Traditional stone frontage, with white uPVC sash windows, with the downstairs being bay fronted. Tiled porch with white uPVC cladding, and modern anthracite composite front door.

Front Garden

A shared pathway takes you up to a black wrought iron gate, with a lawn laid with low maintenance artificial grass, and various established plants, bushes and trees. There's also a wooden front fence with brick built walls either side. A concrete path leads to further steps where you'll find an elevated fully decked area, complete with wooden bench and established hedge. You have lovely views of St Peters Church from here too!

Entrance Hall (11' 11" x 3' 2") or (3.63m x 0.97m)

Plain white painted walls with gorgeous white wood panelling up to halfway, with a unique solid oak slat acoustic wall facing you as you walk through the door, creating a fantastic contrast. Plain ceiling with spot-lights, boxed in electrics, grey tiled floor, with a solid oak door and etched glass panel leading into the lounge.

Lounge (25' 8" x 14' 11") or (7.82m x 4.54m)

Open plan to the staircase, white uPVC double glazed bay front window with white fitted venetian blinds, plain painted walls with white wood panelling. Fantastic media wall with solid oak acoustic panelling and complimentary built in white and oak cabinets. Plain ceiling with coving, two light fittings with rose mounts, solid oak hand made built in under-stairs seating with rustic wall light, again with the oak acoustic panelling, creating a beautiful space. Built in hand made bench/seating area with lift up storage, solid oak floor, radiator with white and oak covering, electric sockets, and a solid oak door with etched glass panelling leads into the kitchen/diner.

Kitchen/Diner (10' 4" x 14' 10") or (3.15m x 4.52m)

White uPVC double glazed window to the rear with fitted venetian blinds, plain painted white walls, plain ceiling with coving and spot-lights. Beige/grey high gloss fitted kitchen with complimentary solid wood worktops and patterned grey tiled splash-back. Built in LED strip lighting above cabinetry, built in electric hob, oven and microwave, with stainless steel extractor fan. Integrated fridge freezer and washing machine, stainless steel sink with chrome mixer tap, and a matte cream/beige flecked tile floor. Modern black tall radiator, white and silver electric sockets, wall socket suitable to hang TV, Archway leads to the rear back door and built in utility room.

Utility Room

Solid Oak door, space for a tumble dryer and storage, electric socket, cream flecked tiled floor.

Bathroom (7' 8" x 6' 4") or (2.33m x 1.94m)

White uPVC frosted double glazed window to the side with oak shelf, plain white painted walls, with white brick tiling and black grout, solid oak wood panelling above painted in black with a solid oak shelf. Plain ceiling with spot-lights, white fitted bath, black overhead shower, with a black and glass fitted shower screen and fitted black corner shelving. Built in WC, white square sink with black mixer tap that's built into a white and solid oak vanity unit, with a fitted wall mirror. Herringbone style wood flooring, old style white radiator, extractor fan, and a solid oak door with black handle.

Stairs and Landing

Plain painted white walls, solid oak surround with glass panel, plain ceiling, with coving and two light fittings with rose mounts. Grey fitted carpet with fitted spotlights illuminating the stairs, white wood banister with a solid oak balustrade and glass panel. White uPVC double glazed window, with a white PVC window-sill, built in oak seating area with victorian style tiling. Oak and glass stairs, with grey fitted carpet lead to the attic room, and solid oak and white doors lead to all the bedrooms.

Bedroom 1 (14' 8" x 17' 1") or (4.47m x 5.20m)

White uPVC double glazed window to the front with fitted venetian blinds, plain painted walls, with cream wood panelling and two black wall lights. Plain ceiling with coving and a light fitting, built in mirrored sliding wardrobes, grey fitted carpet, radiator with a white wood radiator cover, fitted white shelf, and electric sockets.

Attic room (14' 4" x 12' 2") or (4.38m x 3.71m)

Plain painted walls, white plain ceiling with a light fitting and large velux window. Hand-made built in wooden bed, built in storage, electric sockets, and grey laminated flooring.



Bedroom 2 (10' 9" x 9' 1") or (3.28m x 2.78m)

White uPVC double glazed window to the rear, plain painted walls in grey and dusky pink, plain ceiling with coving and spot-lights. Fitted grey carpet, radiator, electric sockets and a white wood door.

Rear Garden

Step out onto a small patio area with steps then leading to an area laid with decorative stone. Further steps take you to an enclosed garden which is laid with artificial grass and decking with built in decked seating, complete with wooden pergola, offering a great space for entertaining all the family on a Summer's day with a barbeque, and an absolute sun trap! Black wrought iron railings and a wood panel fence gives plenty of privacy, again with gorgeous views of St Peters church.

Garden room


Cladded with solid wood, this hand built Summer-house with white uPVC french patio doors is currently being used as a home gym, but could possibly be turned into a man-cave, play-room for the kids, hobby room, or a bar, the list is endless! It comes with plain painted white walls, with one feature wall painted in grey, plain ceiling with spot-lights, TV wall socket, and linoleum flooring.

There is also a small storage shed attached to the side, with space for storing all your essential gardening equipment.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



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.