



**David Street, Treherbert, Treorchy, Rhondda Cynon Taff. CF42 5LB**

**£144,995**



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

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Cynon Taff. CF42 5LB**

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**High End Renovation! Perfect first time buy in a fantastic  
location!**



## Front

Stone built, grey composite front door, white UPVC windows, light grey painted surrounds

## Entrance (5' 3" x 1' 4") or (1.59m x 0.41m)

Plain white painted walls and ceiling, white composite door, herringbone laminate flooring, electrics boxed in, one light fitting

## Lounge (19' 4" x 14' 9") or (5.90m x 4.49m)

Plain white painted walls and ceiling, spotlights throughout, herringbone laminate flooring, two radiators, sash UPVC window to the front, electric sockets, under stair storage, two light fittings

## Kitchen/Diner (15' 7" x 7' 8") or (4.74m x 2.34m)

High gloss grey fitted kitchen, high gloss white with grey fleck floor tiles, silver sink and drainer, lamona gas hob and electric oven, extractor fan, radiator

## Utility Room (7' 10" x 4' 9") or (2.40m x 1.46m)

Plain white walls and ceiling, fittings for washing machine and tumble dryer, boiler, grey high gloss units, large high gloss floor tiles, brick effect white / grey tiles around, spotlights

## Bathroom (8' 4" x 7' 0") or (2.53m x 2.14m)

Sash UPVC window to the rear, plain painted ceiling with spotlights, fitted bath with overhead shower, WC, sink, one radiator, large beige floor tiles and wall tiles

## Stairs and Landing

Grey fitted carpet, glass panel staircase, plain painted walls and ceiling, spotlights,

## Bedroom 1 (12' 9" x 8' 2") or (3.88m x 2.49m)

White sash UPVC window, plain white painted walls and ceiling, one light fitting, electric sockets, one radiator, grey fitted carpet

## Bedroom 2 (12' 4" x 6' 9") or (3.76m x 2.05m)

White sash UPVC window, plain white painted walls and ceiling, one light fitting, electric sockets, one radiator, grey fitted carpet

## Bedroom 3 (9' 11" x 6' 5") or (3.03m x 1.95m)

White sash UPVC window, plain white painted walls and ceiling, one light fitting, electric sockets, one radiator, grey fitted carpet, attic hatch

## Rear Garden

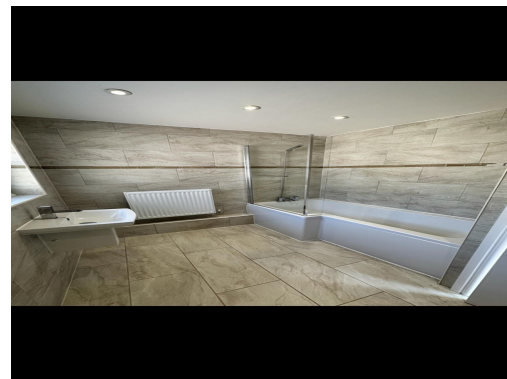
Outside lighting, side access, patio area, gate leading to carport

## Services


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

## Tenure

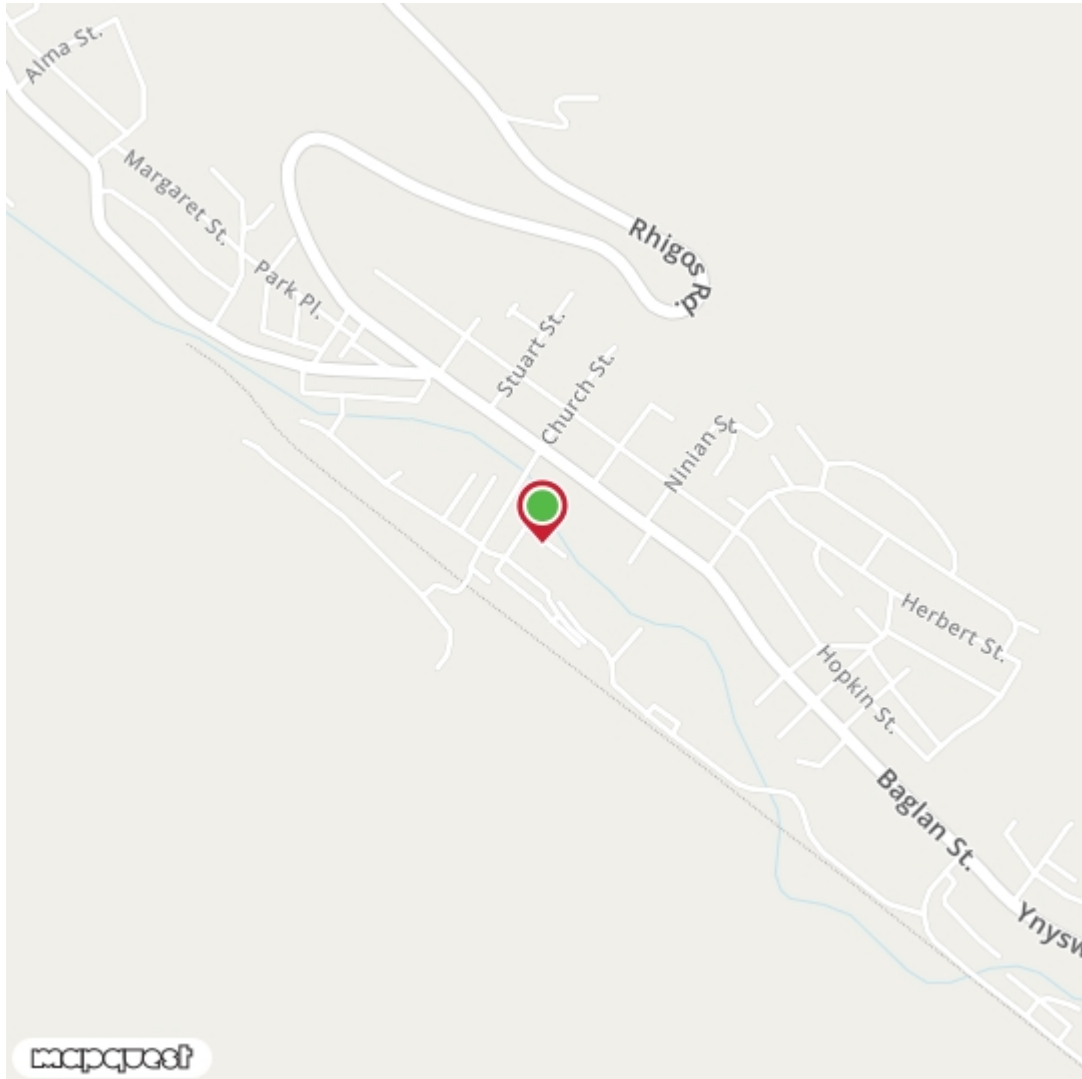
The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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 01443 806000  
[info@lettingsouthwales.com](mailto:info@lettingsouthwales.com)

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.