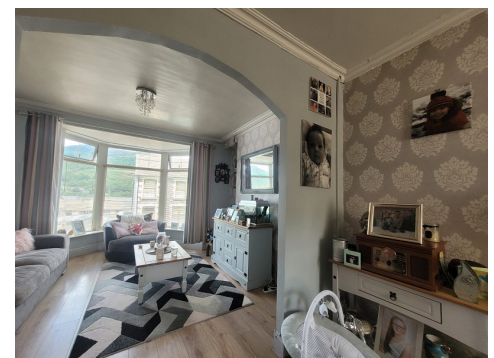




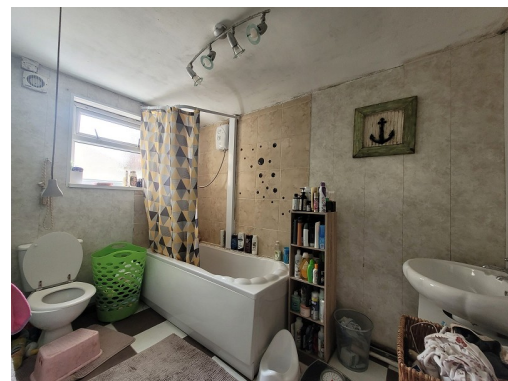
St. David Street, Ton Pentre, Pentre, Rhondda Cynon Taff. CF41 7BD

£184,995



South Wales Property Investors & Lettings
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU
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South Wales
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St. David Street, Ton Pentre, Pentre, Rhondda Cynon Taff. CF41 7BD

£184,995

Four bedroom family home for sale in fantastic location!!



Front

Bay fronted, stone exterior inner porch with steps to front door, Front garden is laid to lawn

Hallway

laminated wood flooring, PVC front door, one radiator, wallpapered walls, plain ceiling, one light fitting

Lounge

Papered walls and plain painted ceiling, two light fittings, two radiators, wood effect laminate floor, UPVC bay front window, electric sockets,

Kitchen

Tiled flooring, plain white ceiling and tiled walls, wall and base units, electric oven and gas hob with extractor fan and tiled splash back, space for washing machine, dishwasher and tumble dryer, breakfast bar and black worktops, window to side and PVC rear door leading to garden

Bathroom

Tiled floor, bath with electric shower over, pedestal wash basin, WC, PVC window to side, tiled walls and PVC panelling, pendant ceiling light, one radiator

Stairs and Landing

Bedroom 1

Carpeted flooring, wallpapered walls and white ceiling, wall length sliding door built in wardrobes with dark wooden finish, pendant ceiling light with fan, PVC window to front, radiator

Bedroom 2

Carpeted flooring, wallpapered walls and white ceiling, radiator, combination boiler, pendant ceiling light, PVC window to rear, electric sockets

Bedroom 3

Grey carpet, wallpapered walls, pendant ceiling light with fan, PVC window to rear, sockets and radiator

Attic room

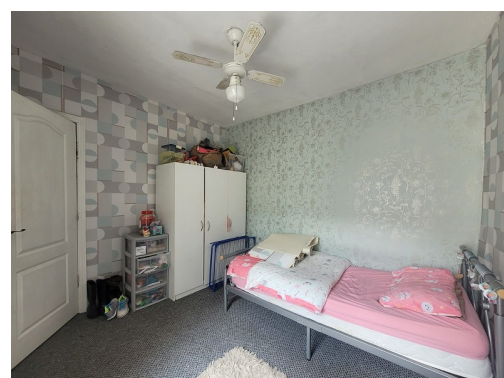
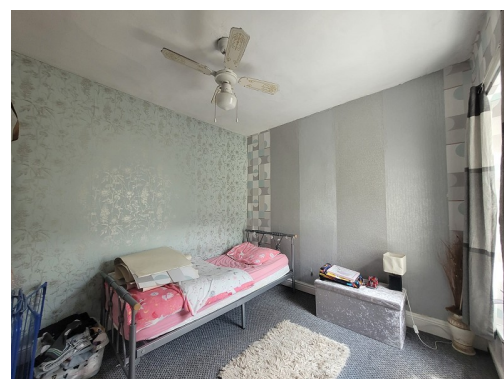
Attic bedroom, beige carpet, plain walls and ceiling, PVC Velux window to front, spotlights, electric heating

Rear Garden


Tiered garden laid to patio, decked area to the rear with canopy over, steps down to rear entrance, outside tap, access to rear via a gate, walled and fenced to both sides

Services

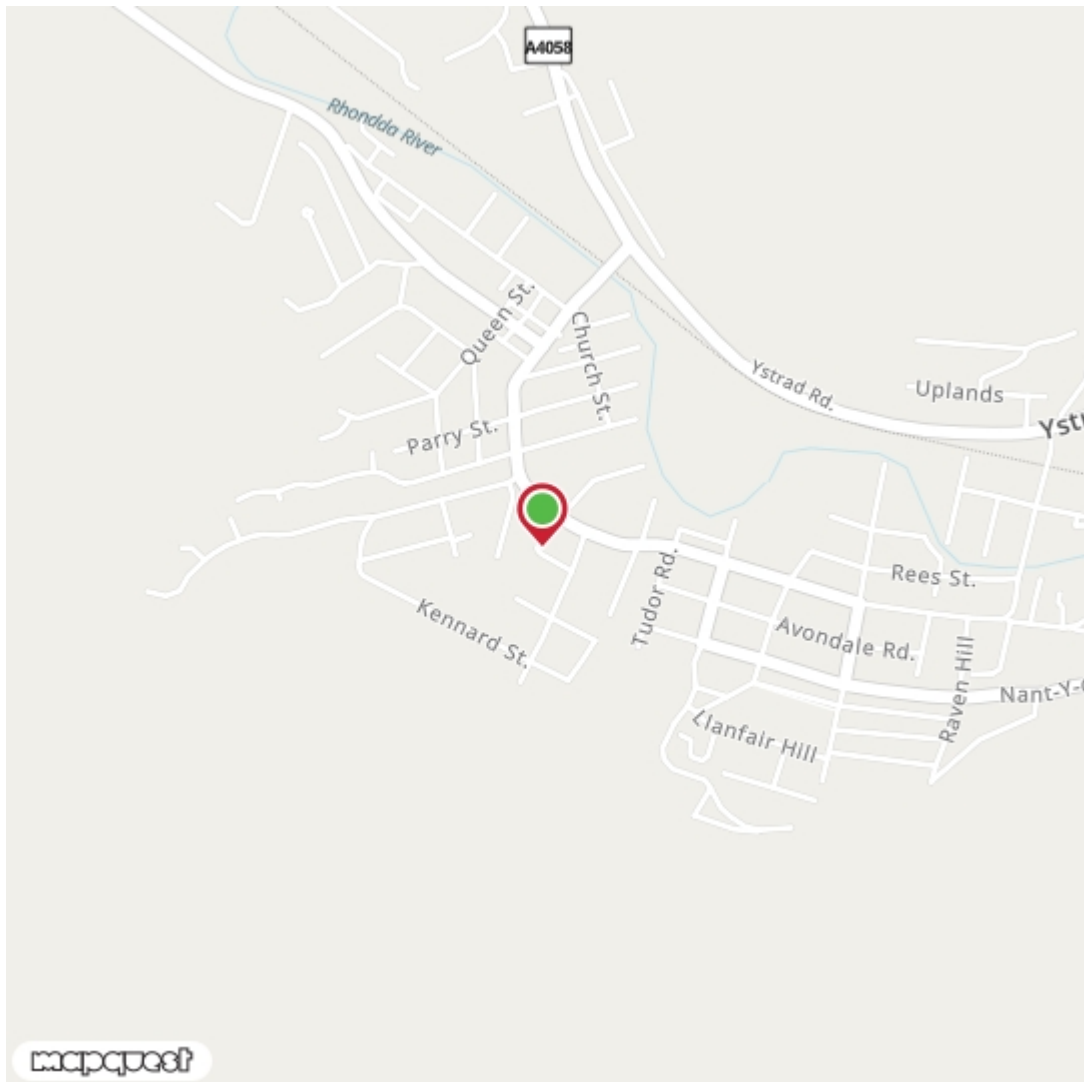
This property has the following services: Mains electricity, mains water, mains gas, mains drainage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.