



**Church Street, Ton Pentre, Pentre, Rhondda Cynon Taff. CF41 7AD**

**£179,995**



**South Wales Property Investors & Lettings**  
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU  
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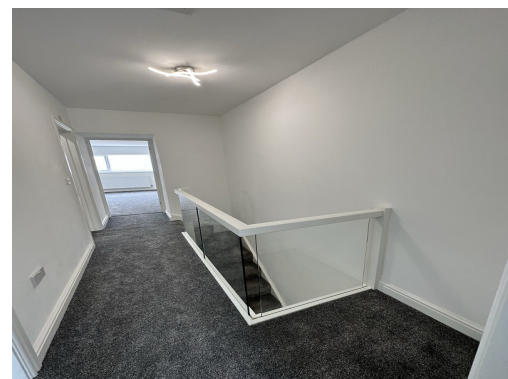
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Cynon Taff. CF41 7AD**

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**WOW! Check out this Stunning three bedroom house for sale!!**





## Front

Navy composite front door with glass panel and white UPVC sash windows, black sils

## Hallway

Plain white painted walls and ceiling, one light fitting, high gloss grey laminate flooring, one radiator, electrics boxed in, smoke alarm, white wood french doors with large glass panel leading to the lounge

## Lounge (20' 6" x 10' 2") or (6.25m x 3.10m)

Plain white painted walls and ceiling, spotlights, white sash window to the front, electric sockets, two radiator, under stair storage, white wood door



## Kitchen (14' 6" x 11' 10") or (4.43m x 3.60m)

Plain white painted walls and ceiling, spotlights, electric sockets, smoke alarm, high gloss fitted kitchen units with silver handles, fitted fridge freezer, wine rack, fitted microwave, fitted washing machine, electric hob, gas oven, extractor fan, large white with grey fleck high gloss floor tiles, smoke alarm, french doors leading out to the rear garden



## Stairs

Plain white painted walls and ceiling, small spotlights leading up the stairs, grey fitted carpet, glass balustrade, white staircase

## Landing

Plain white painted walls and ceiling, one light fitting, grey fitted carpet, attic hatch

## Bathroom (8' 0" x 7' 3") or (2.43m x 2.22m)

Large grey and white fleck tiles on the walls and floor, spotlights, freestanding bath, WC, walk in shower, sink with grey vanity unit, touch screen mirror



## Bedroom 1 (14' 5" x 11' 9") or (4.39m x 3.58m)

Plain white painted walls and ceiling, spotlights, grey fitted carpet, one radiator, electric sockets, UPVC window to the rear

## Bedroom 2 (12' 0" x 7' 5") or (3.65m x 2.27m)

Plain white painted walls and ceiling, spotlights, grey fitted carpet, one radiator, electric sockets, UPVC window to the front

## Bedroom 3 (8' 5" x 5' 8") or (2.56m x 1.72m)

Plain white painted walls and ceiling, spotlights, grey fitted carpet, one radiator, electric sockets, UPVC window to the rear



## Rear Garden


Back lane access, laid patio garden, fenced around with back gate

## Services

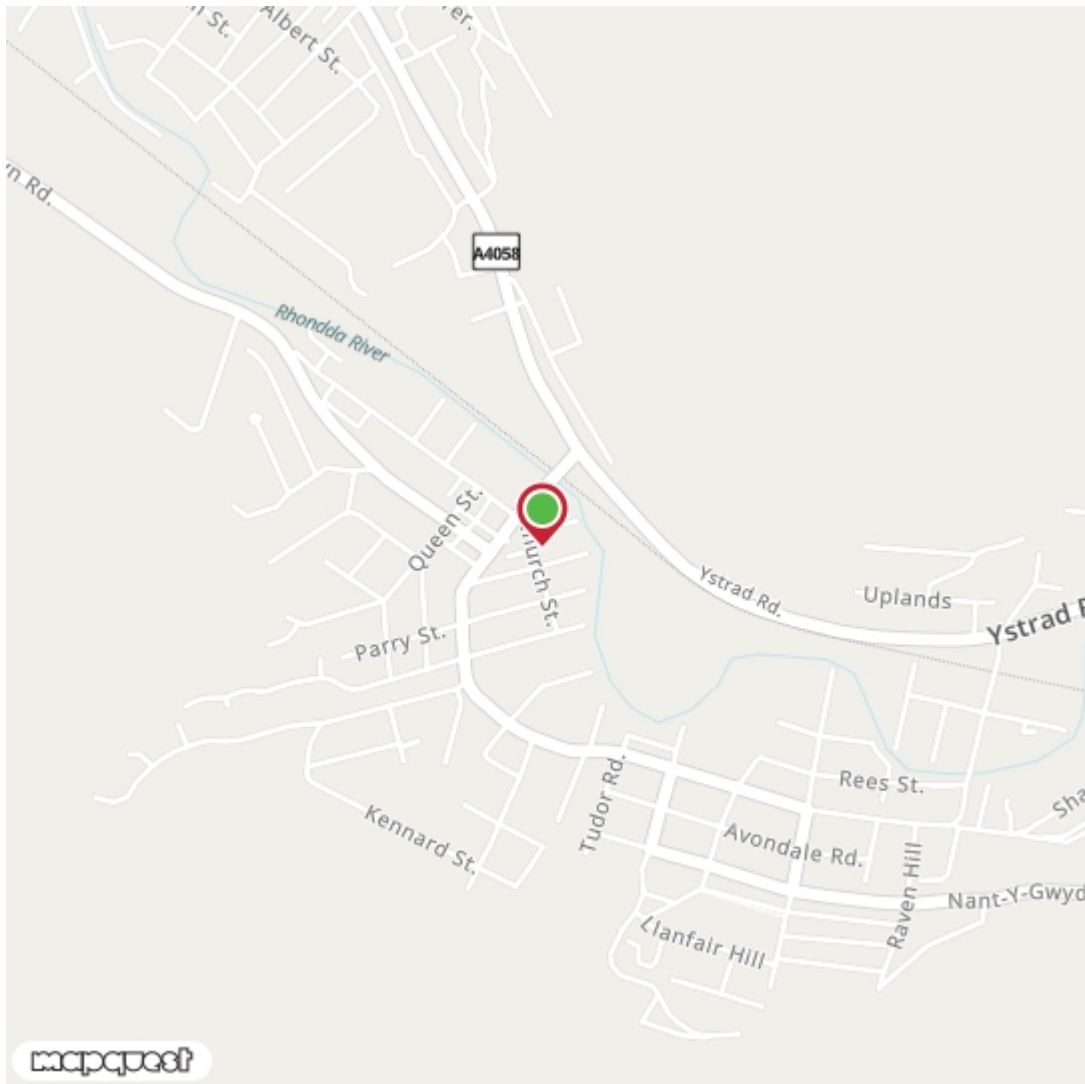
This property has the following services: Mains electricity, mains water, mains gas, mains drainage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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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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.