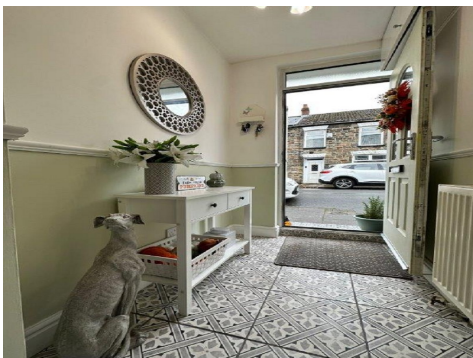




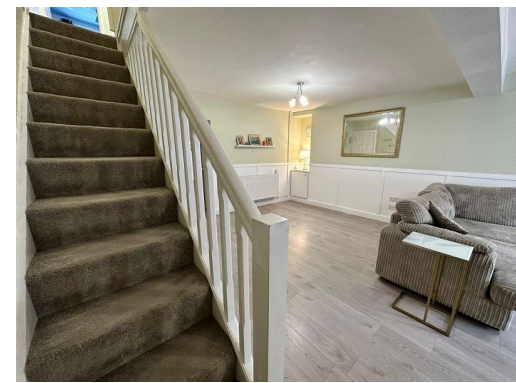
Herbert Street, Treorchy, Rhondda Cynon Taff. CF42 6AW

£224,995



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

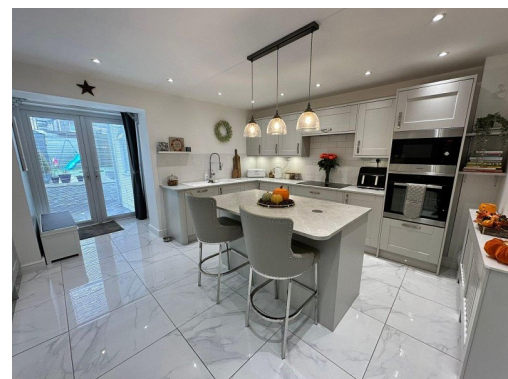
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**Herbert Street, Treorchy, Rhondda Cynon Taff.
CF42 6AW**

£224,995

We are extremely pleased to offer for sale with us this ultra-modern decorated three-bedroom mid terraced house situated in the heart of Treorchy, in a very sought after side street with an impressive array of amenities and transport links practically on your doorstep, you really would be in the midst of everything! The entrance hallway opens on to the sizeable ground floor, with a good size lounge / diner complete with beautiful white wood panelling around and



Front

Stone built front with white upvc windows, light green upvc door, white painted surrounds

Hallway (5' 7" x 4' 0") or (1.69m x 1.22m)

Plain painted walls with dado rail, light olive green at the bottom and magnolia at the top, plain painted ceiling with one light fitting, Victorian style decorative tiled floor, one radiator, electrics boxed in

Lounge (21' 10" x 15' 2") or (6.65m x 4.62m)

Plain painted walls and ceiling, two light fittings, light grey wood laminate flooring, fitted blinds white panelling to bottom half of the room, two radiators, electric sockets, two alcoves

Kitchen/Diner (17' 3" x 8' 0") or (5.26m x 2.43m)

Matt grey fitted kitchen, plain painted walls, large high gloss white and grey floor tiles, breakfast island, spotlights, dishwasher, electric oven, built in microwave, three hanging lights, fridge freezer, white sink and drainer

Utility Room (9' 11" x 5' 7") or (3.03m x 1.70m)

Plain painted walls and ceiling, white and grey fleck high gloss floor tiles, spotlights, combi boiler, WC, fittings for dryer etc

Stairs and Landing

White staircase, grey fitted carpet, plain painted walls, one light fitting

Bedroom 1 (15' 8" x 0' 0") or (4.77m x 0.0m)

Plain painted walls and ceiling with one papered feature wall, light grey carpet, two upvc windows to the front, one light fitting, electric sockets, fitted blinds, built in wardrobes

Bedroom 2 (13' 2" x 7' 11") or (4.01m x 2.41m)

Plain painted walls and ceiling, one light fitting, one feature panelled wall in sage green colour, beige fitted carpet, electric sockets, one radiator, one upvc window to the front

Bedroom 3 (9' 11" x 6' 8") or (3.02m x 2.02m)

Plain painted walls with a feature "cloud" ceiling, one light fitting, beige fitted carpet, electric sockets, one radiator

Bathroom (10' 1" x 7' 2") or (3.07m x 2.19m)

Plain painted walls and ceiling, one light fitting, light brown wood effect laminate flooring, sink with vanity unit, mirrored unit above the sink, walk in shower, WC, one light fitting

Rear Garden

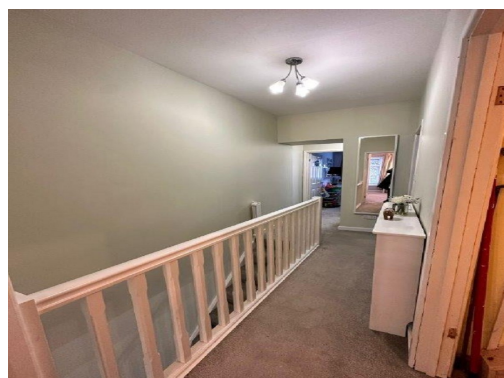
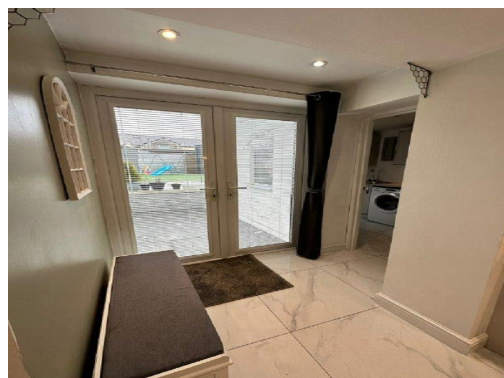
Patio and false grass area

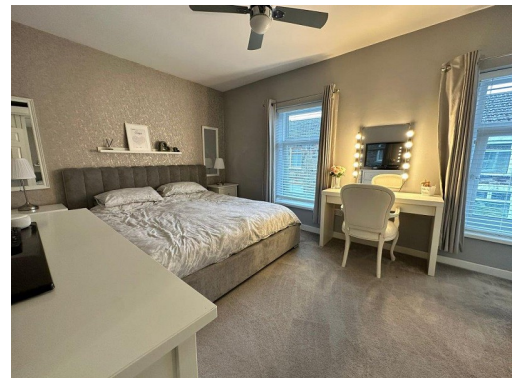
Services


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

Council Tax

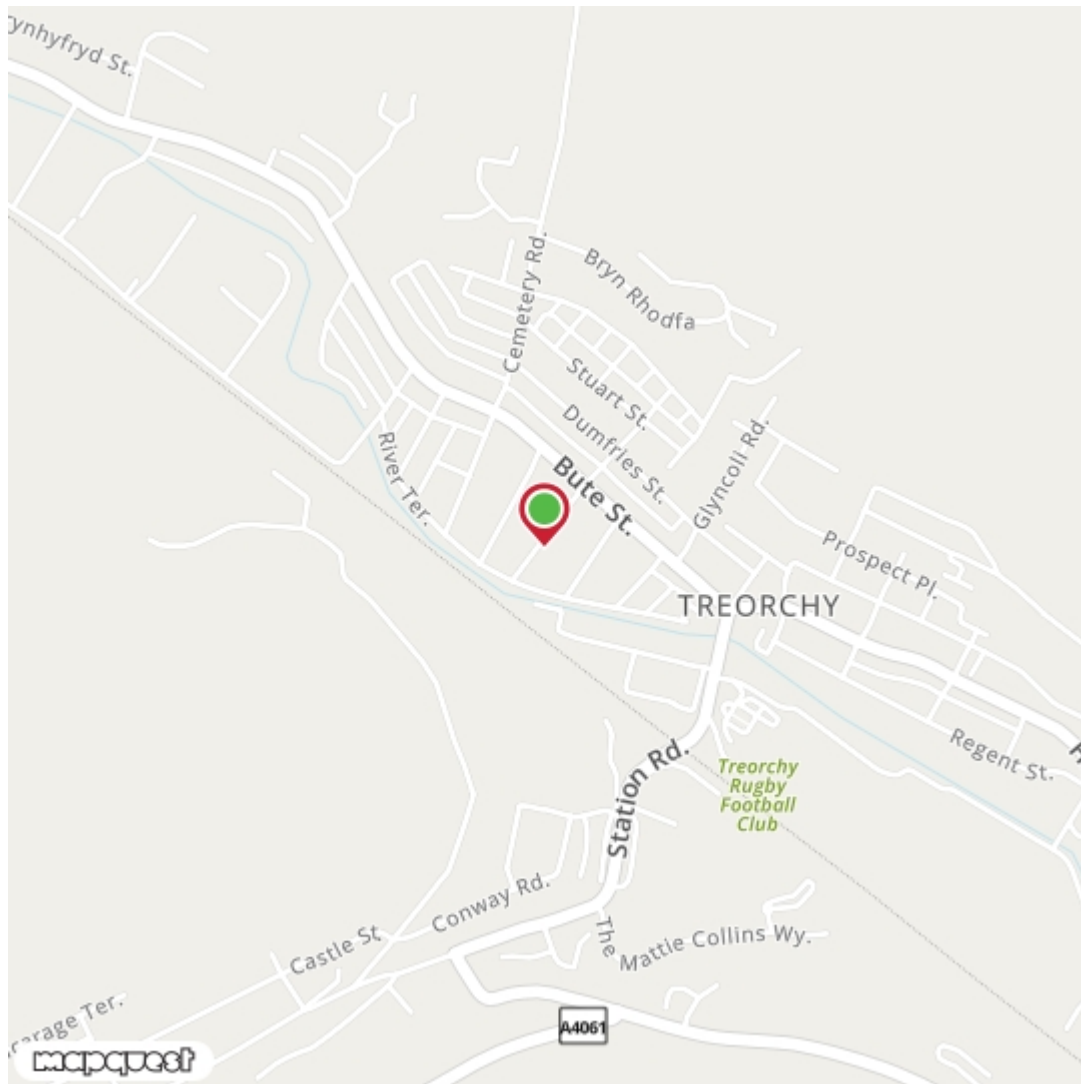
The council tax for this property is band B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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.