



Miskin Street, Treherbert, Treorchy, Rhondda, Cynon, Taff. CF42 5LR

Offers In Region Of £119,995



South Wales Property Investors & Lettings
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Situated in a quiet side street in the village of Tynewydd, we are pleased to offer for sale a beautiful four bedroom home. A short drive away from the high streets of Treherbert and Treorchy and with good transport links and amenities nearby, the location is perfect for those looking to enjoy a quieter lifestyle. Opening via a porch with original tile flooring, an exquisite hallway with original features leads to the front reception room before branching on to the kitchen. With



Front

Traditional stone fronted end of terrace property. The garage entrance with roller shutter door is to the side and a stone wall encloses the garden. The UPVC windows are brown with Elizabethan patterned push outs. The wooden front door has inlaid glass panels. The surrounds are painted.

Entrance Porch (3' 2" x 3' 0") or (0.96m x 0.91m)

The entrance porch has wooden panel walls. The ceiling retains the original coving. The flooring laid is the original tiles. An alarm system, electric meter and consumer unit are on the wall. A dark wood door with inlaid glass panels opens into the hallway.

Hallway (10' 8" x 3' 2") or (3.25m x 0.97m)

The hallway walls are papered. The ceiling retains all it's original coving. A fitted carpet is laid. A traditional arch has a light fitting in situ. A radiator is on the wall. White wooden doors lead to the front lounge and kitchen.

Reception Room One (10' 11" x 9' 11") or (3.32m x 3.02m)

The walls are papered with a feature wood panelled wall with under stairs storage cupboard. The ceiling is wood panels with a light fitting. An original feature fireplace with dark wood surround and inlaid marble panels is in situ with an electric fire fitted. An additional storage cupboard is located in the alcove. A fitted carpet is laid. A radiator is fitted below the UPVC window to the front and there are electric sockets throughout

Kitchen (14' 6" x 11' 10") or (4.42m x 3.61m)

A white wood door opens from the hallway in to the large kitchen diner. The walls are papered with tiles fitted in the splash back areas. The ceiling is plain with two light fittings. A linoleum flooring is laid. A range of base and wall units in dark wood with light doors and complimentary worktops and fitted double sink. A gas fire and surround are in situ. There are electric sockets throughout. A glass panelled door leads to utility room.

Utility Room (7' 11" x 4' 5") or (2.41m x 1.35m)

The ceiling is wood panelled. The walls are tile. A radiator is in situ. A UPVC window is to the rear. A sink is fitted with storage cupboard below. There are fittings for a washing machine and tumble dryer. There is a light fitting and one electric socket. A linoleum flooring is laid

WC (4' 2" x 4' 0") or (1.26m x 1.22m)

A UPVC window is to the rear. The ceiling is wood panels and the walls are painted. A WC is fitted. A linoleum flooring is laid. A light fitting is present.

Lounge (21' 1" x 10' 0") or (6.42m x 3.06m)

A UPVC window is to the front and a set of UPVC french doors to the rear. The walls are papered and a feature wall has exposed brickwork. The ceiling is papered with two light fittings present. A fitted carpet is laid. A feature fireplace with marble style hearth and white surround houses a free standing electric fire. The large lounge benefits from two radiators and electric sockets throughout

Stairs and Landing

A fitted carpet is laid to the stairs and landing. The walls are papered and the ceiling artex with light fitting and a small attic hatch. The original wood staircase and balustrades are in situ.

Bedroom 1 (11' 11" x 12' 3") or (3.64m x 3.73m)

A white UPVC window is to the side. The walls are papered and the ceiling artex with a light fitting. A carpet is laid. A set if fitted wardrobes are in situ. A radiator is on the wall. The Vorika combi boiler is housed in a storage here. There is one electric socket.

Bathroom (12' 2" x 7' 9") or (3.70m x 2.35m)

A glass door opens from the landing. A large UPVC window with privacy glass to the side. The walls are part sheet cladding and part tile. The ceiling is traditional wood panels with a light fitting. The suite comprises of Low level WC, bath, walk in shower cubicle and pedestal sink with mirror unit. A radiator is on the wall.



Bedroom 2 (13' 9" x 8' 5") or (4.19m x 2.56m)

The walls and ceiling are papered with a feature painted wall. A fitted carpet is laid. A light fitting is present. A radiator is on the wall and there are electric sockets present. A UPVC window is to the front

Bedroom 3 (7' 9" x 6' 11") or (2.36m x 2.11m)

The walls are papered with a feature painted wall. A fitted carpet is laid. The ceiling is artex with a light fitting present. An electric sockets is on the wall. A UPVC window is to the front

Bedroom 4 (10' 10" x 8' 3") or (3.31m x 2.52m)

The walls papered and the ceiling tiled with a light fitting. A fitted carpet is laid. A radiator is on the wall. A UPVC window is to the front. A set of fitted wardrobes are present.

Rear Garden

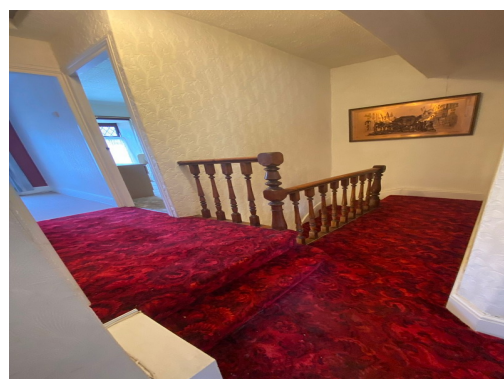
Stepping out from the lounge a patio is laid with multi coloured slabs. Established shrubbery is along the garden wall. To the side, a gate gives access from the lane. A secondary patio is set to the rear of the garden. Enclosed and private, the views of the surrounding valley are spectacular. To the front of the garden is the large garage.


Garage (19' 0" x 8' 2") or (5.79m x 2.50m)

The garages is served by mains electric and has a roller shutter door. A fluorescent light is fitted. Part of the garage has previously been used as a workshop.

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.