



Tyisaf Road, Gelli, Pentre, Rhondda, Cynon, Taff. CF41 7TX

Offers In Region Of £119,995



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

South Wales
Property Investors and Lettings





**Tyisaf Road, Gelli, Pentre, Rhondda, Cynon,
Taff. CF41 7TX**

Offers In Region Of £119,995

****REDUCED BY £5,000 TODAY!!**** Situated in the desirable location of Gelli, we are pleased to offer for sale a 3 bedroom, three storey property. Within walking distance of all local amenities, the property is deceptively large. Set back from the pavement by a forecourt garden, the property opens via a long hallway which gives access to the staircase to the ground floor. The lounge is vast, with open plan staircase to the bedrooms. Off the lounge is an area perfect for a home office,



Front

Set back from the pavement by a patio forecourt with railing and gate. Painted front with modern sheet panels and Georgian style UPVC windows and Front door.

Hallway

The hallway has plain walls and artex ceiling with original coving, archway and light fitting. A fitted carpet is laid. A large radiator is on the wall. The electric meter and consumer unit are concealed in a fitted cupboard. A staircase leads to the lower ground floor and a white door opens in to the lounge

Lounge (22' 7" x 11' 2") or (6.89m x 3.41m)

The walls are plain and the ceiling artex with two light fittings. A UPVC window is at each end of the room which floods the room with light. A fitted carpet is laid. The lounge benefits from two large radiators fitted to the walls and electric sockets throughout.

Home office (8' 8" x 3' 5") or (2.63m x 1.04m)

A perfect space for a home office, a UPVC window looks over the garden. The walls are plain and the ceiling artex with a light fitting and attic hatch. A radiator is on the wall. A fitted carpet is laid. A Ravenheat fitted boiler is located here. One electric socket is present.

Stairs and Landing

The walls and ceiling are plain with a light fitting and air circulation unit. A UPVC Window is to the rear of the landing. A fitted carpet is laid. Wood doors open into the bedrooms.

Bedroom 1 (11' 10" x 9' 3") or (3.60m x 2.83m)

The walls and ceiling are plain with a light fitting. A large radiator is on the wall and there are electric sockets present. A UPVC window overlooks the garden. A fitted carpet is laid

Bedroom 2 (12' 5" x 7' 8") or (3.78m x 2.34m)

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

Bedroom 3 (8' 6" x 7' 1") or (2.58m x 2.17m)

The walls and ceiling are plain with a light fitting and an attic hatch. A large radiator is on the wall and there are electric sockets present. A Georgian style UPVC window is to the front. A fitted carpet is laid

Stairs To Ground Floor

The walls and ceiling are plain emulsion. A fitted carpet is laid.

Kitchen/Diner (21' 7" x 11' 6") or (6.57m x 3.51m)

The L Shaped kitchen diner has plain walls and ceiling with traditional coving. A fluorescent light fitting is in the kitchen and a spotlight style light fitting in the dining area. A laminate flooring is laid. A range of fitted units with complimentary worktops are in situ with electric oven, gas hob with extractor fan and a silver sink are fitted. Black brick effect tiles are fitted in the splashback areas. A large radiator is on the wall. French doors lead to the garden

Bathroom (9' 6" x 7' 0") or (2.89m x 2.14m)

A UPVC window is to the rear with privacy glass. The suite comprises of pedestal sink and bath with over head shower. The walls and ceiling are plain emulsion and modern sheeting is around the bath. A linoleum flooring. A storage area is present. A radiator is on the wall and a light fitting is present.

WC (4' 11" x 3' 7") or (1.49m x 1.09m)

A white wooden door opens in the wash room, with separate WC to the left. The walls and ceiling are plain and light fittings are present. A linoleum flooring is laid a pedestal sink is fitted to the washroom and a low level WC is concealed behind a white wooden door.



Rear Garden

The low maintenance garden has a patio laid with beautiful views of the surrounding area. To the rear is a large storage shed with excellent lane access.


Garage (14' 7" x 9' 8") or (4.44m x 2.95m)

A UPVC door enters the garage which has an electric supply and could be used as a garage, workshop or gym! Served by good lane access, a UPVC door exits to the rear lane.

Services

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.



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