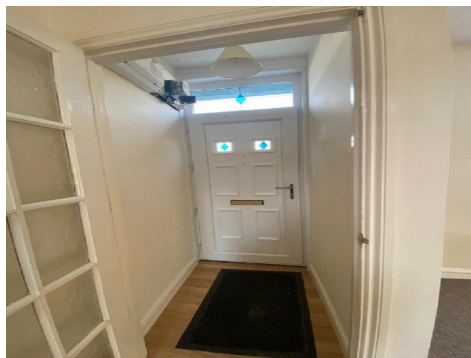




**Ynyswen Road, Treorchy, Rhondda, Cynon, Taff. CF42 6ED**

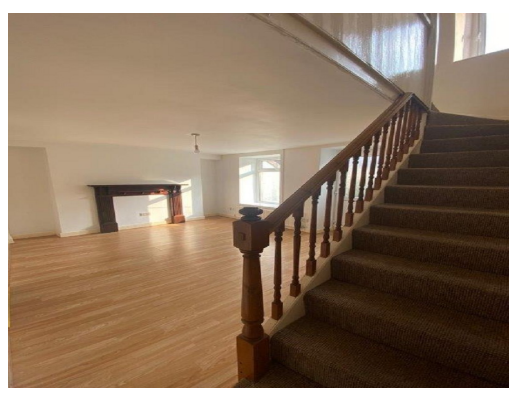
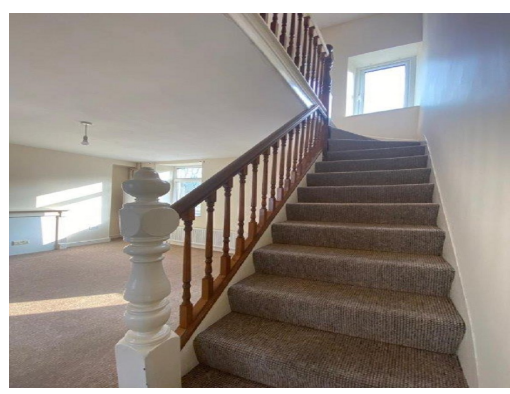
**Offers Over £119,995**



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**Ynyswen Road, Treorchy, Rhondda, Cynon,  
Taff. CF42 6ED**

**Offers Over £119,995**

**Three storey, with three bedrooms, a perfect family home!**



## Front

Stone front, with white PVC double glazed window and door, with green painted brick surround.

## Entrance Porch (3' 7" x 2' 11") or (1.10m x 0.90m)

Plain walls, plain ceiling, boxed electric meter, wood effect laminate flooring, white wood & glass panelled door leading to the lounge / first reception room.

## Lounge (21' 0" x 15' 4") or (6.39m x 4.67m)

Lounge/Reception room is open to staircase, with plain cream walls, two alcoves, white ceiling, and two light fittings.

PVC double glazed window to the front and rear, with beige carpet throughout.

Two radiators, electric sockets, smoke alarm, staircase to first floor bedrooms, and also access to the ground floor.

## Stairs and Landing

PVC window to the top, cream walls, white ceiling, with original wood staircase with painted cream balustrade.

Beige carpet, electric socket, attic hatch, smoke alarm and light fitting.

## Bedroom 1 (8' 10" x 9' 8") or (2.68m x 2.94m)

Original wood door, original floorboards, pine skirting board, with plain walls, plain ceiling and a light fitting.

PVC double glazed window to the rear overlooking the garden, radiator, and electric socket.

## Bedroom 2 (11' 7" x 8' 6") or (3.54m x 2.59m)

Original wood door, PVC double glazed window to the front, plain white walls, artex ceiling with light fitting.

Carpet flooring, radiator, and electric socket.

## Bedroom 3 (8' 8" x 6' 9") or (2.64m x 2.06m)

Original wood door, PVC double glazed window to the front, plain walls, artex ceiling with light fitting.

Original floorboards, radiator, and electric socket.

## Stairs To Ground Floor

PVC double glazed window to the top, original wooden staircase, with wooden balustrade.

Beige carpet, papered wall and light fitting.

## Bathroom (8' 2" x 7' 1") or (2.49m x 2.16m)

Wood and glass panelled door, Plain walls, plain ceiling, light fitting and extractor fan.

White tiles with a black trim to the walls, white tiled flooring, bath with an overhead shower, white sink, W.C.

and a silver radiator.

## Kitchen (8' 3" x 8' 2") or (2.52m x 2.50m)

Plain cream walls, white plain ceiling, light fitting, cream tiled flooring. Light wood effect fitted kitchen cabinets with silver handles, cream tiled splash back, and black worktops.

Free standing Beko gas cooker, extractor fan, silver sink and drainer.

Fitting for washing machine, radiator, electric sockets, and an archway leading to dining room.

## Dining Room (15' 0" x 11' 0") or (4.56m x 3.35m)

Plain walls with one featured papered wall to the staircase, plain white ceiling with two light fittings.

Wood effect laminate flooring, wood fireplace surround, radiator, electric sockets, and smoke alarm.

PVC double glazed window to the rear, and a PVC door with half glass leading out to the rear garden.

## Services

This property has the following services:





### Utility Room (6' 8" x 4' 11") or (2.04m x 1.50m)

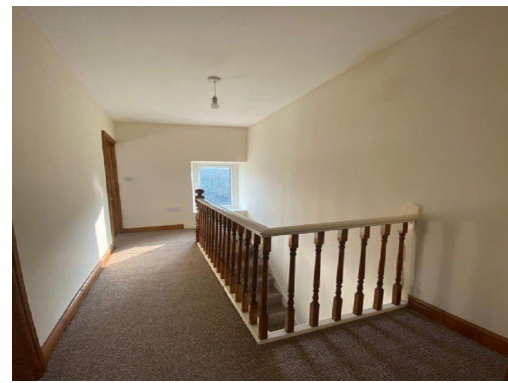
PVC double glazed window to the rear, plain white painted walls, and a plain ceiling  
Pine wood effect cabinet with silver handle, silver sink and drainer, blue tiled splash back, cream worktop, with cream tiled flooring.


### Rear Garden

Large flat south facing garden which is laid with grass and chipping, with shrubs and plants.  
A mix of stone and wood panelled walls, large back door with great lane access.

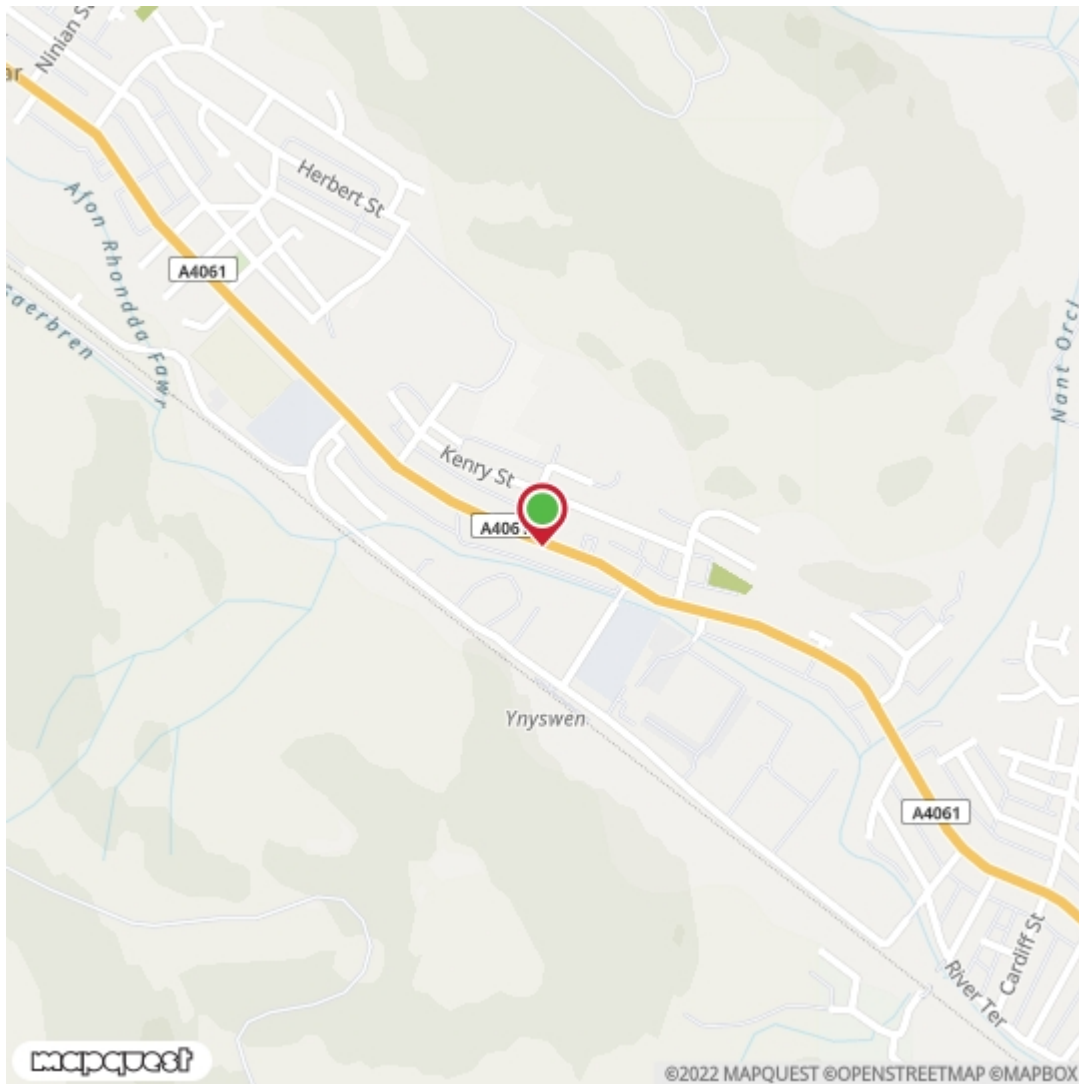
### Tenure

The resale tenure for this property is Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.