



Glyncoli Road, Treorchy, Rhondda, Cynon, Taff. CF42 6RY

Offers Over £189,995



South Wales Property Investors & Lettings
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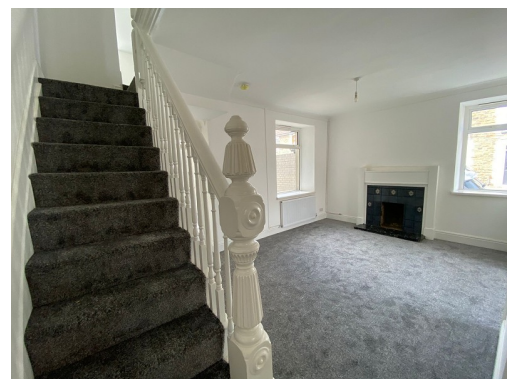




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CF42 6RY**

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Located just off Britain's best high street in Treorchy, this property is ideally suited for those who like to have amenities at their fingertips- the local train station is a short walk away and the property is served by well performing junior and comprehensive schools. Recently renovated throughout, the modern decor beautifully compliments the traditional features retained. The hallway opens via a wood and glass door which lead you into the first of the generous



Front

Stone wall with wrought iron railings and gate, with steps leading to a good sized low maintenance patio forecourt.

Stone frontage with white UPVC double glazed bay fronted windows and a black composite front door, with white painted surround, and outdoor light.

Entrance Hall (3' 9" x 3' 3") or (1.15m x 0.99m)

Navy and white patterned tiled flooring, plain walls, plain ceiling, boxed in electrics and a white wood door with four glass panels leading to open plan lounge.

Reception Room One (13' 9" x 13' 9") or (4.18m x 4.18m)

** Measurements are taken into the bay window**

Bay fronted white UPVC double glazed window with beautiful views, plain walls, plain ceiling, coving and light fitting. Grey carpet, radiator, electric socket, square archway to reception room two.

Reception Room Two (10' 11" x 17' 3") or (3.34m x 5.26m)

** Measurements taken to under the staircase **

Open plan to staircase, white UPVC double glazed window to the rear, plain walls, plain ceiling, coving, and light fitting. Original wood fireplace with original navy tiling, and a black hearth. Grey carpet, understairs storage cupboard, radiator, and electric sockets.

Kitchen (12' 0" x 9' 10") or (3.65m x 2.99m)

Original glass white window to the rear with a yellow flower pattern, large white UPVC double glazed window to the side, with a large door opening to the rear garden letting in plenty of natural light. Matte grey fitted kitchen with silver handles, grey and white marble effect tiled splash back, white sink and drainer with mixer tap. Beige worktop, electric hob and oven with stainless steel extractor fan, fitted wine rack, white and navy tiled flooring.

Stairs and Landing

White wooden spindles and balustrade, plain walls, plain ceiling with a light fitting. Grey carpet, storage room/ airing cabinet, smoke alarm, and white wood doors leading to the bedrooms and family bathroom.

Bedroom 1 (17' 11" x 11' 9") or (5.47m x 3.57m)

White UPVC double glazed bay fronted window, plain walls, plain ceiling, coving and a light fitting. Grey carpet, original white painted wooden fitted wardrobes with a built in dressing table, radiator and electric sockets.

Bedroom 2 (10' 0" x 5' 7") or (3.04m x 1.69m)

White UPVC double glazed window to the front, plain walls, plain ceiling with a light fitting and attic hatch. Grey carpet, radiator, and electric socket.

Bedroom 3 (12' 6" x 10' 4") or (3.80m x 3.15m)

White UPVC double glazed window to the side and rear, plain walls, plain ceiling with light fitting. Grey carpet, cupboard housing the gas boiler, radiator and electric socket.

Bathroom (11' 7" x 7' 8") or (3.54m x 2.34m)

White UPVC double glazed window to the rear, plain walls, plain ceiling with spotlights. Beige tiling to the lower half of the walls, free standing Victorian style bath with black mixer taps. Victorian style pedestal ceramic wash basin with black taps and W.C. Walk in shower, with glass screen and black panelling, black power shower, and white tray. Victorian style patterned tiling to the floor.

Rear Garden

Step out of the side door in the kitchen, giving access to an L -shaped low maintenance garden, laid with concrete. It has two brick walls and one stone wall, and a wooden back gate gives you access to the back lane, and main road.

Services

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




Tenure

The resale tenure for this property is Freehold



Energy Efficiency Rating

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