



Lower Terrace, Treorchy, Rhondda, Cynon, Taff. CF42 6HP

£154,995



South Wales Property Investors & Lettings
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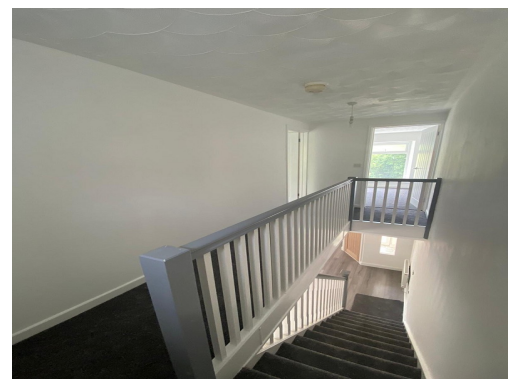




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Taff. CF42 6HP**

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**TWO BEDROOM PROPERTY IN A SOUGHT AFTER STREET IN
CWMPARC WITH BEAUTIFUL VIEWS!**



Front

End terrace property which has a stone frontage with pebble dash to the side. White UPVC double glazed windows and a light green composite door with a grey painted brickwork surround.

Entrance Porch (4' 10" x 4' 4") or (1.47m x 1.32m)

Plain white painted walls, plain ceiling with a light fitting, with two rectangular glass panels looking into the lounge. Victorian style grey tiled flooring, radiator, boxed in electrics, with a pine wood door leading into the lounge.

Lounge/diner (16' 0" x 13' 9") or (4.87m x 4.20m)

Open plan to the stairs and kitchen, white PVC double glazed window to the front, plain white painted walls one of which has an impressive media wall with spotlights and a double electric socket. One alcove, with a built in cabinet housing the gas meter, which also has a shelf, plain ceiling with two light fittings, and white skirting boards. Two column wall radiators, one of which has a built in mirror, one plain radiator, grey wood effect laminate flooring, and electric sockets.

Kitchen (13' 8" x 8' 4") or (4.17m x 2.54m)

White PVC double glazed window to the rear, plain walls with a grey brick effect splashback, plain ceiling with spotlights. Modern fitted wall cabinets in cream, with fitted base cabinets in beige, which are complimented by marble effect worktops. Gas hob with stainless steel and glass extractor fan, built in double electric oven, stainless steel sink and drainer with a matching mixer tap. Fittings for a washing machine, silver electric sockets, white tiled flooring, understairs storage cupboard, pine wood door leads to a small back porch area, with a white wood door leading to the bathroom.

Bathroom (7' 4" x 5' 10") or (2.24m x 1.79m)

White PVC double glazed window to the rear, white plain painted walls with grey tiling, and effective purple chevron style tiling to the side wall of the shower. Plain ceiling spot lights, extractor fan, walk in shower with an electric power shower, glass screen and white large shower tray. Wash basin/sink built into the floating white vanity unit with drawers, WC, grey radiator, and grey/beige linoleum flooring.

Stairs and Landing

White PVC double glazed window to the top, plain walls, artex ceiling, light fitting and smoke alarm. Grey carpet, white & grey wood spindles and balustrade, combi gas boiler, and electric sockets. White wood doors lead to all the bedrooms.

Bedroom 1 (13' 11" x 9' 2") or (4.25m x 2.80m)

Double fronted white PVC double glazed windows, plain white painted walls, artex ceiling and a light fitting. Grey carpet, radiator and electric sockets.

Bedroom 2 (15' 2" x 7' 10") or (4.63m x 2.40m)

White PVC double glazed window to the rear, white plain painted walls, artex ceiling with a light fitting. Grey carpet, radiator and electric sockets.

Rear Garden

Step out of the white PVC door with a glass panel to a very private patio area with painted brick walls and a wooden slat fence to either side of the steps which lead you to a further patio. There's also a wooden gate allowing you convenient side access.

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