



Blaen-y-cwm Terrace, Treherbert, Treorchy, Rhondda, Cynon, Taff. CF42

£129,995



South Wales Property Investors & Lettings
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Rhondda, Cynon, Taff. CF42 5ND**

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A rare four bedroom, renovated property in a quiet residential street in Tynwydd is available to purchase with us today! Boasting amazing views of the countryside and with so many picturesque walks on your doorstep, you have the added bonus of being only a short drive from Treorchy's award winning high street. Close to all local amenities, public transport, and an excellent choice of schools, this exceptionally well presented home is perfect for a large

Front

Half render to the front with the other half in pebble dash, white double glazed UPVC windows, with black painted sills and surround. White PVC front door with glass panels.

Entrance Porch (4' 9" x 2' 10") or (1.46m x 0.86m)

Stone built porch painted in white, wood windows to the right with frosted plastic windows. Wood panelling, which has been painted in white to the left, boxed in electrics, victorian style linoleum flooring and a wood door with frosted glass panels leads you into the living room.

Lounge (21' 0" x 15' 1") or (6.40m x 4.60m)

Open plan to the staircase with a PVC double glazed window to the front, plain painted walls, plain ceiling, and a grey fitted carpet. Understairs storage, two radiators, three double wall lights, boxed in gas meter, and electric sockets. White painted wooden door with frosted perspex panels and lead diamond pattern takes you into the kitchen/diner.

Kitchen/Diner

Large white PVC double glazed window to the rear, with a lead diamond effect. Plain walls, plain ceiling with a light fitting, and dark grey linoleum flooring. Matte light grey fitted kitchen with silver handles and a pine wood worktop. Fitted gas hob, electric fitted oven, silver extractor fan, and grey gloss brick effect tiled splash back. Fittings for a washing machine, radiator, and electric sockets. White wood door leading you into the bathroom, and a white wood door with a glass panel taking you into a storage area with a plastic corrugated roof.

Bathroom (7' 10" x 7' 0") or (2.39m x 2.13m)

White PVC double glazed frosted window to the rear, plain walls with grey/silver PVC panelling around the bath and shower. Plain ceiling with a light fitting, radiator and black and white victorian style linoleum flooring. WC, fitted bath, which also has a silver fitted overhead shower with glass panel. Pedestal sink/basin with matching grey/silver splashback.

Stairs and Landing

Plain walls, plain ceiling with two light fittings, white wood panelled handrail which flows to the upstairs. Grey fitted carpet, smoke alarm, white panelled doors lead you to the bedrooms and WC.

Bedroom 1 (9' 7" x 7' 3") or (2.93m x 2.20m)

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

Bedroom 2 (6' 10" x 7' 7") or (2.09m x 2.30m)

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

Bedroom 3 (11' 1" x 8' 9") or (3.38m x 2.66m)

White PVC double glazed window to the rear, plain painted walls, plain ceiling with a light fitting. Fitted gas boiler, grey fitted carpet, radiator and electric socket.

Bedroom 4 (10' 8" x 8' 0") or (3.26m x 2.43m)

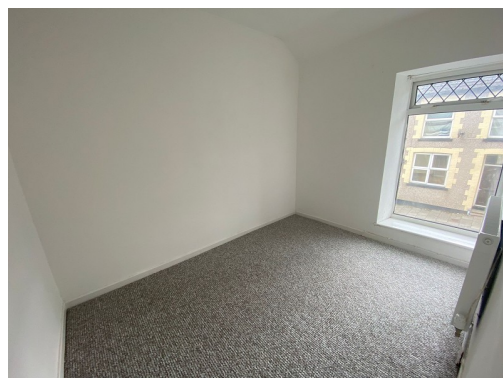
Large White PVC double glazed window to the rear, plain painted walls, plain ceiling with a light fitting. Grey fitted carpet, radiator and a light fitting.

WC (4' 2" x 4' 6") or (1.28m x 1.36m)

Plain painted walls, plain ceiling with a light fitting, victorian style linoleum flooring. WC, and a pedestal sink with grey/silver splashback.

Rear Garden

This private garden is huge, steps lead you to five tier levels, ranging from patio areas, to areas where you can add to the various established plants, trees and bushes. A mixture of natural and painted stone walls adds to this gardens charm, it really is a perfect, peaceful space for relaxing.



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.