



Park Road, Treorchy, Rhondda Cynon Taff. CF42 6LD

Offers In Region Of £424,995



South Wales Property Investors & Lettings
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Price drop today by over 20K!!



Front

Beautiful stone fronted detached property, with a stone built front wall and silver wrought iron railings and gate. Paved parking for two vehicles with sliding silver wrought iron gate, paved paths surrounded by decorative Cotswold stone, raised flower beds and various plants and shrubs. Convenient side access to the property on both sides, brown uPVC double glazed windows and front door.

Entrance Porch (5' 11" x 3' 1") or (1.81m x 0.95m)

Built out to the front it has a brown Georgian style uPVC window with a white PVC window sill, stained glass window to the right, plain painted grey walls, plain ceiling with a light fitting. Cream tiled flooring, electric box, and a wood door with glass vertical panels leads you into the entrance hallway.

Entrance Hall (11' 11" x 8' 10") or (3.64m x 2.69m)

Plain painted walls, plain ceiling with detailed coving and a chandelier effect light fitting. Cream tiled flooring, under stairs storage, radiator, and electric socket, solid oak wood doors with silver handles leading to all the ground floor rooms.

Cloak Room (4' 6" x 3' 0") or (1.37m x 0.92m)

Plain cream painted walls, plain white ceiling with a light fitting. Cream tiled floor, radiator, electric sockets, key safe box, with a pine and silver coat hook rack to the wall.

Study (9' 9" x 8' 2") or (2.97m x 2.49m)

Brown PVC window to the front, with a brown PVC door allowing side access, plain painted blue walls, plain ceiling with coving and spotlights. Cream tiled flooring, radiator, silver light switch, and silver electric sockets.

Lounge (20' 7" x 14' 11") or (6.28m x 4.54m)

Large PVC sliding patio doors to the rear, which lead out onto a good sized balcony with silver wrought iron railings offering the most amazing views of the local valleys and Bwlch mountain. Plain painted walls with various fitted wall lights, plain ceiling with detailed coving and two light fittings. PVC window to the side, cream tiled flooring, black and silver fitted electric fire, radiator, silver light switches and electric sockets.

WC (5' 2" x 2' 11") or (1.58m x 0.88m)

Plain walls to the top with the bottom half in cream tiling, plain ceiling with coving, light fitting and extractor fan. Cream tiled floor, WC, sink/basin with silver mixer tap, and a radiator.

Kitchen/Diner (25' 11" x 13' 10") or (7.90m x 4.22m)

Plain painted walls, plain ceiling with coving and spotlights, large white PVC double glazed window to the rear with amazing views. Modern pine fitted kitchen with silver handles and marble patterned granite worktops, a huge black and stainless steel Rangemaster double oven with extractor fan, gas hob and marble patterned splashback. Built in wine racks, glass display cabinets, with integrated microwave oven, coffee machine, fridge freezer and a silver sink and drainer with modern mixer tap. Fitted boiler, cream tiled flooring, two radiators, electric sockets, and plenty of space for a dining table and chairs. A solid oak door leading to the basement/annexe.

Stairs and Landing

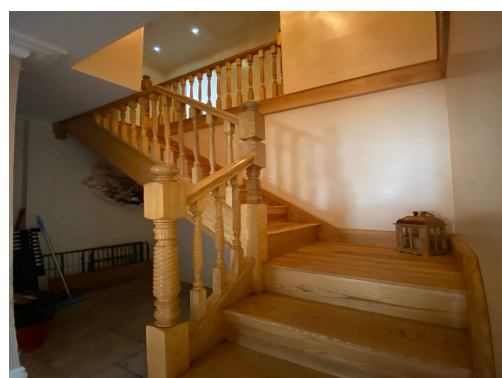
Open staircase to the entrance which is absolutely beautiful, with handmade decorative spindles in a light pine, with pine wooden stairs. Plain painted walls with a pine wood border, plain ceiling with spotlights and a beautiful chandelier light fitting. Large attic hatch, radiators, solid wood panelled doors leading to all the bedrooms.

Bedroom 1 (13' 6" x 15' 5") or (4.12m x 4.71m)

Plain painted walls with one papered feature wall, plain ceiling with a light fitting. White PVC double glazed window to the front, cream fitted carpet, radiator and electric sockets.

Walk In Wardrobe

Plain painted walls, plain ceiling with spotlights, PVC double glazed window to the front. Fitted floor to ceiling wardrobes with silver handles, dressing table with stool, cream fitted carpet, radiator and electric sockets. A solid pine door leads you into the en-suite shower room.



En-suite shower room (5' 10" x 5' 7") or (1.79m x 1.70m)

Gorgeous en-suite which is fully tiled in tones of cream and beige, with a plain ceiling and light fitting. Built in floating WC, with a fully tiled built in oval sink/basin with silver mixer tap. Large walk in corner electric power shower with glass and chrome doors/screen, and a heated chrome towel radiator.

Bedroom 2 (13' 5" x 10' 10") or (4.08m x 3.29m)

Large white PVC double glazed window affording enviable views of the local countryside, plain painted walls, plain ceiling with a light fitting. Beige fitted carpet, fitted pine wardrobes, radiator, and electric sockets.

Bedroom 3 (13' 8" x 9' 7") or (4.17m x 2.93m)

Georgian style PVC windows to the front, with plain painted walls with one papered feature wall. Plain ceiling with a light fitting, fitted sliding wardrobes, beige fitted carpet, radiator and electric sockets.

Bedroom 4 (11' 8" x 6' 9") or (3.56m x 2.07m)

White PVC double glazed window to the rear, plain painted walls, plain ceiling with a light fitting. Fitted pine sliding wardrobes, beige fitted carpet, radiator and electric sockets.

Bathroom (12' 7" x 7' 1") or (3.83m x 2.15m)

PVC double glazed window to the rear, fully tiled walls and floor in cream and beige tones, plain ceiling with a light fitting. Large corner bath with silver mixer tap, which is fully tiled to the sides, built in floating WC, with a built in floating sink/basin with silver mixer tap. Large walk in corner electric power shower, with glass and chrome doors, a pine door leads to a cupboard housing the water tank.

Stairs to Basement (15' 11" x 6' 11") or (4.86m x 2.12m)

Brown uPVC door with glass panels leading out to the rear garden, plain walls, plain ceiling with spotlights. Beautiful pine wood stairs, spindles and balustrade, understairs storage, cream tiled flooring, electric sockets and pine wood doors leading to all rooms.

Living Room (26' 7" x 13' 11") or (8.10m x 4.23m)

White PVC french doors to the rear with floor to ceiling windows either side offering fantastic views of the local countryside. Plain walls with wall lights, and one papered feature wall, plain ceiling with coving and spotlights. Cream tiled floor with under floor heating throughout, silver electric sockets and switches.

Kitchen (14' 10" x 8' 0") or (4.51m x 2.45m)

Plain walls, plain ceiling with spotlights, red high gloss fitted kitchen with silver handles. Electric oven and hob with silver extractor fan and cream tiled splashback. Granite worktops, fitted washing machine, silver sink and drainer, breakfast bar area, cream tiling with under floor heating, and electric sockets. Pine door leads to a further shower room, which could be used as a boot room/pet shower room if you choose.

Bedroom 5 (18' 1" x 10' 8") or (5.51m x 3.26m)

Brown PVC double glazed window to the rear with stunning views, plain painted walls with light fittings, plain ceiling with coving and a light fitting. Electric wall fire with pine fire surround, cream tiles with under floor heating, and electric sockets.

Wet Room (10' 9" x 6' 1") or (3.27m x 1.86m)

Fully tiled walls and floor in cream and beige tones, plain ceiling with a light fitting and extractor fan. WC, sink/basin built into a pine cabinet, wall mounted mirror, electric power shower.

Rear Garden


The garden is truly spectacular with the most fantastic views of the countryside, very private and perfect for all the family to enjoy! Step out onto a large patio area with steps leading down to several levels that are laid with decorative stones, and various trees plants and shrubs. There's two areas with artificial grass, one of which is currently being utilised as a play area, the other is a tranquil space with established tropical looking plants complete with a wishing well. There's access to the garden from both sides of the house, and convenient back access from the bottom of the garden, where you'll find a huge double garage with parking for more vehicles with land off to the side.

Services

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

Tenure



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	78	
(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.