



Clifton Street, Treorchy, Rhondda Cynon Taff. CF42 6UP

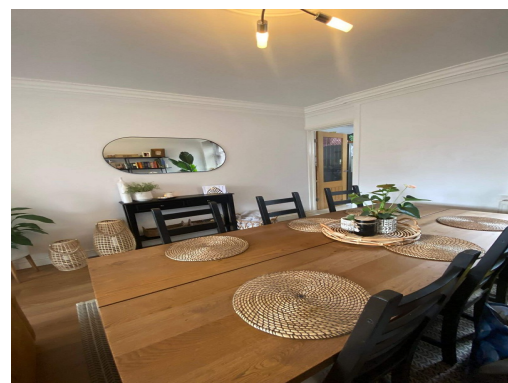
Offers In Region Of £174,995



South Wales Property Investors & Lettings
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A Gorgeous Family Home In Cwmparc With Beautiful Views!



Front

A stone wall to the front with black wrought iron railings with steps and a black handrail leading to a grassed forecourt garden with established shrubs. Bay fronted traditional stone property with a red brick surround, and white uPVC double glazed windows. A green composite door is set into a small porch area with a victorian style grey and white floor.

Entrance Hall

Plain painted walls, plain painted ceiling with a light fitting, beige carpet, radiator, and boxed in electrics. A pine wood door with a glass panel leads you into the lounge/diner.

Lounge/diner (22' 4" x 11' 9") or (6.81m x 3.59m)

White PVC bay fronted window with fitted venetian blinds, plain painted walls, plain ceiling with decorative coving, and two light fitting on rose mounts. Built up fireplace with an electric fire, laminated wood effect flooring, two radiators and electric sockets. PVC window to the rear with fitted venetian blinds, pine wood door with a glass panel leads you into the kitchen.

Kitchen (14' 2" x 9' 7") or (4.31m x 2.91m)

Plain painted walls, plain ceiling with spotlights, two white PVC windows, one to the side and one to the rear. Cream high gloss fitted kitchen with silver handles, integrated wine racks, black work tops and a cream brick splash back. Electric fitted oven, gas hob and extractor fan, fittings for a washing machine, double silver sink and drainer with a silver mixer tap. High gloss cream tiled flooring, understairs storage, radiator, electric sockets, white PVC door with a frosted glass panel leads out to the rear garden.

Utility Room (6' 8" x 2' 7") or (2.03m x 0.78m)

lain wood door, victorian style flooring, plain walls, space for tumble dryer, washing machine, with space for coats and shoes.

Stairs and Landing

Plain painted walls, plain ceiling with a light fitting, beige fitted carpet, white wood spindles and balustrade. Boxed in radiator with shelving, attic hatch, and electric sockets. White wood doors lead into all the first floor rooms.

Bathroom (12' 1" x 9' 5") or (3.68m x 2.87m)

White PVC double glazed frosted window to the rear, plain painted walls with cream tiles, plain ceiling with spotlights and extractor fan. Walk in electric power shower with a glass screen and textured stone effect tiling in cream and brown tones. Free standing victorian style bath with chrome taps and hand held shower, WC, pedestal sink/basin with chrome taps. Cream ceramic tiling to the floor, chrome heated towel radiator, and a white wood door to a cupboard which houses the combi boiler.

Bedroom 1 (10' 1" x 9' 3") or (3.07m x 2.82m)

White PVC double glazed window to the rear with fitted blinds, plain painted walls, plain ceiling with coving and a light fitting. Wood decorative panelling painted in navy, cream fitted carpet, radiator, and electric sockets.

Bedroom 2 (11' 5" x 7' 9") or (3.49m x 2.36m)

White PVC windows to the front with fitted white venetian blinds, plain painted walls, plain ceiling with coving and a light fitting. Cream fitted carpet, radiator, and electric sockets.

Bedroom 3 (8' 5" x 6' 11") or (2.57m x 2.10m)

White PVC double glazed window to the front with fitted venetian blinds, plain painted walls, plain ceiling with coving and a light fitting. Cream fitted carpet, radiator, and electric sockets.

Rear Garden


Step out from the kitchen to the private, peaceful rear garden which is fantastic, with beautiful views! Steps lead up to a four tiered garden, two of which are laid with artificial grass, with a third tier laid with light grey tiled patio stones. Plenty of space for the whole family, whether relaxing in the sun, having a barbeque, or entertaining friends. The fourth tier leads to the newly built "summer house" which could easily be converted into a bar or office. A wooden fence runs along one side of the garden offering lots of privacy, and with it being south facing this garden will get the sun all day!



Services

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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.