



**Dunraven Terrace, Treorchy, Rhondda Cynon Taff. CF42 6EL**

**£159,995**



**South Wales Property Investors & Lettings**  
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**A Fabulous Family Home In A Sought After Street!**





## Front

Stone wall with black wrought iron railings and gate leads to a forecourt which is laid to patio with various established shrubs and plants. Stone frontage with uPVC white double glazed windows one of which is bay fronted, with a porch covered white PVC front door, and white painted brick surround. Boxed in gas meter, small plaque with the house number, and a wall light.

## Entrance Porch (5' 8" x 3' 4") or (1.73m x 1.01m)

Papered walls, artex ceiling with coving and a light fitting, and boxed in electrics. Laminated wood flooring, and a wood door with glass panels takes you into the main hallway.

## Entrance Hall

Papered walls with a pine wood dado rail, artex ceiling with a light fitting, and double white wood doors to the understairs storage. Laminate wood flooring, radiator, electric sockets, and a solid pine door leading into the lounge and kitchen.

## Lounge/diner (26' 5" x 11' 9") or (8.04m x 3.59m)

Room measurement taken into the bay window. White PVC, double glazed bay window to the front, papered walls with one wall light, artex ceiling with coving and two light fittings. Stone built fireplace with a pine mantelpiece, electric fire, and black plastic hearth, stone built corner unit with a pine wood shelf, fitted carpet, two radiators, and electric sockets. White uPVC double glazed window and door leads out to the conservatory.

## Kitchen (10' 11" x 8' 4") or (3.34m x 2.53m)

White PVC double glazed window to the side overlooking the conservatory, Plain painted walls, with one papered wall, artex ceiling with coving and a light fitting. White fitted kitchen, grey and white speckled worktop, white, grey and blue tiled splash back, free standing gas cooker and hob with a built in extractor fan. White sink and drainer with chrome mixer tap, tiled flooring, radiator, white electric sockets, and a white wood door that takes you into a small utility area.

## Utility Room (5' 7" x 2' 7") or (1.70m x 0.79m)

White PVC door to the left with a diamond patterned glass panel that leads out to the rear garden, tiled walls, papered ceiling with a light fitting, and a tiled floor. Fittings for a washing machine, shelving, electric sockets, and a plain white door leads you into the WC.

## WC (4' 7" x 2' 1") or (1.40m x 0.63m)

White PVC double glazed window to the rear, tiled walls, artex ceiling with a light fitting. WC, pedestal sink/wash basin with chrome taps, fitted mirrored wall cabinet, and a tiled floor.

## Conservatory (8' 7" x 14' 3") or (2.61m x 4.35m)

White PVC double glazed windows and doors, corrugated sheet roof, linoleum wood effect flooring and electric sockets.

## Stairs and Landing

Papered walls with a pine wood dado rail, papered ceiling with coving and a light fitting. White spindles with a pine wood balustrade, beige fitted carpet, large attic hatch and electric socket.

## Bedroom 1 (12' 5" x 10' 1") or (3.79m x 3.07m)

White PVC double glazed window to the front, papered walls, papered ceiling with coving and a light fitting. Fitted carpet, radiator and electric sockets.

## Bedroom 2 (9' 3" x 5' 4") or (2.81m x 1.63m)

White PVC double glazed window to the front, papered walls, papered ceiling with coving and a light fitting. Fitted carpet, radiator and electric sockets.

## Bedroom 3 (9' 1" x 10' 0") or (2.78m x 3.06m)

White PVC double glazed window to the rear, papered walls, artex ceiling with coving and a light fitting. Fitted carpet, radiator and electric sockets.



### **Bathroom (10' 11" x 8' 1") or (3.33m x 2.47m)**

White PVC double glazed frosted window to the rear, and a small PVC window to the side, papered walls, artex ceiling with coving and a light fitting. Fitted bath with a pine wood panel, WC, pedestal sink/wash basin all in a chocolate brown. Electric walk-in shower, built in storage cabinet with louvre doors and a wall light, fitted carpet, and a radiator.


### **Rear Garden**

What a beautiful garden! It's been lovingly tended to and transformed solely by the owner over the years to something magnificent! Step out onto a small patio area with black wrought iron railings, where steps lead down to an absolute fantastic space consisting of a further patio area, grassed lawn with a patio stone path which winds and twists along the back of the house. With well established trees, shrubs, plants and flowers along the way it's a true delight to wander through, and truly blooms to life in the Spring/Summer months! It also comes with a wooden Summer house, complete with bench seating for you to sit and enjoy your peaceful surroundings. Flanked with wooden fences on both sides, you'll find that this is a very private, peaceful garden, and also has a convenient shed to store all your essential gardening equipment. It must be seen to appreciate it's beauty fully.

### **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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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.