



**Park Road, Treorchy, Rhondda Cynon Taff. CF42 6LF**

**Offers In Region of £92,000**



**South Wales Property Investors & Lettings**  
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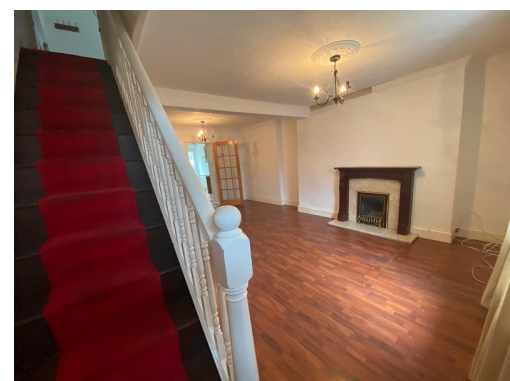




**Park Road, Treorchy, Rhondda Cynon Taff.  
CF42 6LF**

**Offers In Region Of £92,000**

**We are pleased to offer this cottage feel home in the heart of Cwmparc- a friendly, welcoming village with a fantastic community that offers the most stunning views of the local countryside. A short walk from the award winning Treorchy High Street with it's independent shops, cafe's and pubs, you're sure to find something to suit all the family! Close to local amenities, primary and secondary schools, and with excellent travel links nearby, there's also the opportunity to**





## Front

Traditional stone frontage with dark brown uPVC double glazed windows and front door.

## Front Garden

Forecourt front garden with a stone wall and black wrought iron gate. Patio garden path, with a grassed lawn and well established trees and shrubs.

## Lounge (19' 11" x 14' 8") or (6.07m x 4.47m)

Open plan to the staircase, brown PVC double glazed window to the front, plain walls, papered ceiling with coving, two light fittings with decorative rose mounts. Wood effect laminate flooring, mahogany fire place with cream marble surround and hearth with a fitted gas fire. Two radiators, electric sockets, Two pine wood doors with glass panels leads you into the kitchen and bathroom.



## Kitchen (10' 4" x 7' 2") or (3.14m x 2.18m)

White PVC double glazed window to the rear, with a PVC door with a glass frosted panel leading out to the rear garden. Plain walls, plain ceiling with a light fitting, various wall and base cabinets, Belfast sink with a Victorian style chrome mixer tap. Solid wood worktops, cream and beige tiled splash back, various wooden shelves, fittings for a washing machine, tiled flooring, radiator, and electric sockets.



## Bathroom (7' 2" x 5' 7") or (2.19m x 1.71m)

White PVC double glazed frosted window to the rear, plain painted walls with a white tiled splash back, plain ceiling with a light fitting. Fitted bath with an overhead electric shower, pedestal sink/wash basin with chrome taps, WC, wood wall cabinet, and terracota tiles to the floor.

## Stairs

Wood staircase with a red fitted carpet, white spindles and balustrade, plain walls, plain ceiling with a light fitting.



## Bedroom 1 (12' 6" x 11' 5") or (3.80m x 3.47m)

Original wood door with latch, dark brown PVC double glazed window to the front, plain walls, plain ceiling with a light fitting. Solid wood built in cupboards, original wood floor, radiator and electric sockets.

## Bedroom 2 (14' 0" x 6' 8") or (4.26m x 2.03m)

Original wood door with a latch opening, white PVC double glazed window to the rear, plain walls with dado rail, plain ceiling with a light fitting and attic hatch. Original wood floor, radiator, and electric sockets.

## Rear Garden

Step out from the kitchen to a small patio area with steps leading up to a path that divides a grass lawned area with a patio, with established plants, and shrubs on either side. Wood fencing, large storage shed to the rear, and a wooden gate allows convenient access to the lane at the back.



## 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+) <b>A</b>		
(81-91) <b>B</b>		87
(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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