



Pleasant Street, Pentre, Rhondda, Cynon, Taff. CF41 7JA

£79,950



South Wales Property Investors & Lettings
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU
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We are pleased to offer for sale this two bedroom mid terraced property in a lovely quiet street of Ton Pentre with beautiful views of the valley. Excellent transport links to Cardiff and only a short drive to the award winning high street of Treorchy. Move fast on this one and contact South Wales Property Investors and Lettings book your viewing!



Front

Double fronted, stone built with white UPVC windows and door

Lounge (13' 11" x 12' 8") or (4.25m x 3.86m)

White PVC windows with plain plastered walls, artex ceiling and concrete floor. Gas fire, one radiator, one light fitting, 2 electrical sockets and one gas meter

Lounge (13' 11" x 7' 9") or (4.23m x 2.36m)

Plain walls, white UPVC window, plain wood door. One Radiator, one eclectic socket , one light fitting and concrete floor

Kitchen (8' 10" x 8' 0") or (2.68m x 2.44m)

Plain walls, UPVC window to the rear, concrete flooring , sink and drainer, one light fitting, one radiator and a plain wood door. Space for washing machine, fridge freezer etc

Bathroom (8' 10" x 7' 8") or (2.68m x 2.34m)

Back boiler, plain walls artex ceiling , green bathroom suite toilet, sink and bath, airing cupboard and one light fitting one radiator.

Bedroom 1 (13' 10" x 9' 9") or (4.22m x 2.96m)

Yellow papered wall and papered ceiling with original wooden floorboards. One light fitting, one radiator, white door and one double electric socket

Bedroom 2 (13' 11" x 8' 3") or (4.23m x 2.52m)

Papered walls and ceiling, original wooden floor boards, UPVC window with one light fitting and one electric socket


Rear Garden

Large garden with small brick built storage shed

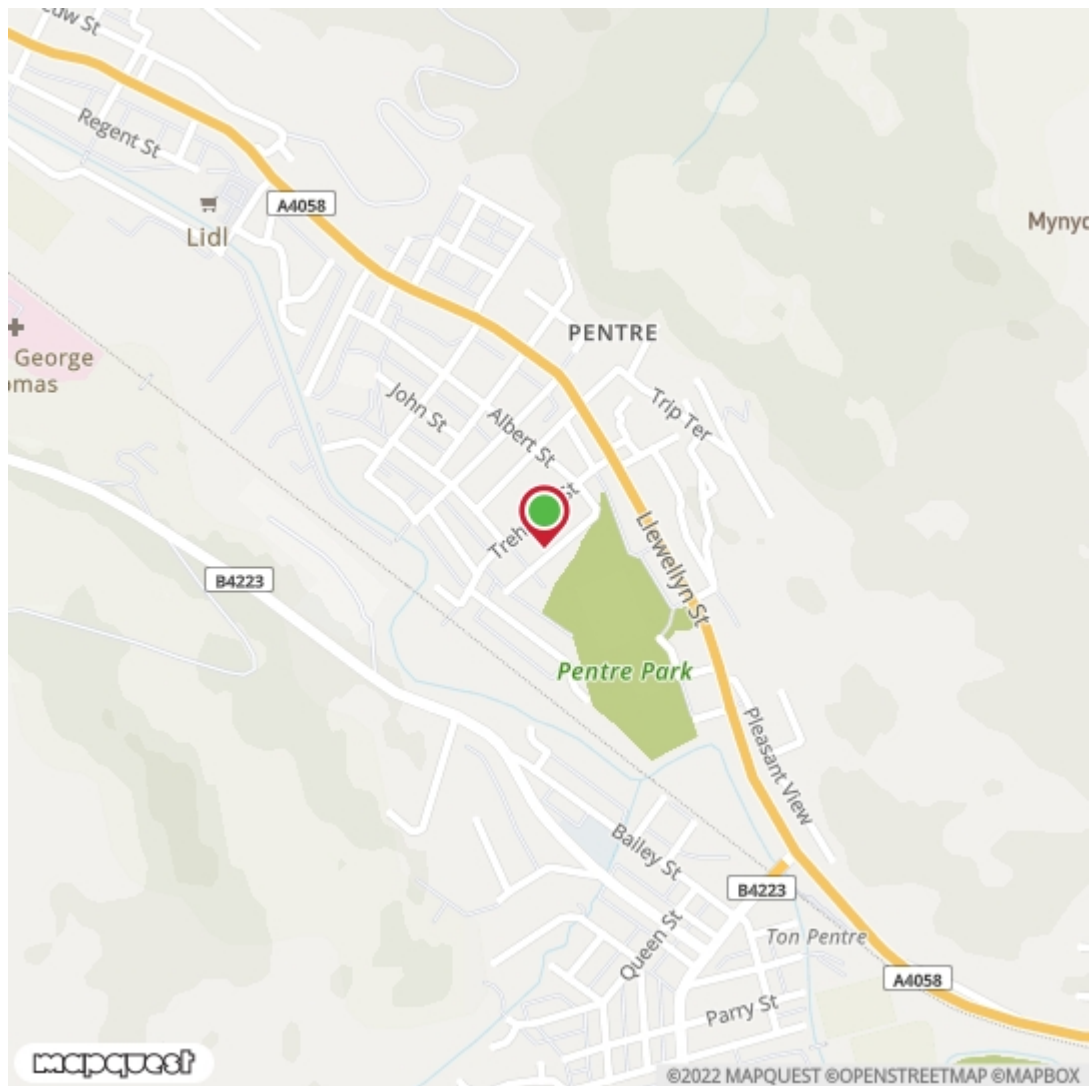
Services

This property has the following services:

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.