



**Gelli Crossing, Gelli, Pentre, Rhondda Cynon Taff. CF41 7UD**

**Offers In Region Of £149,995**

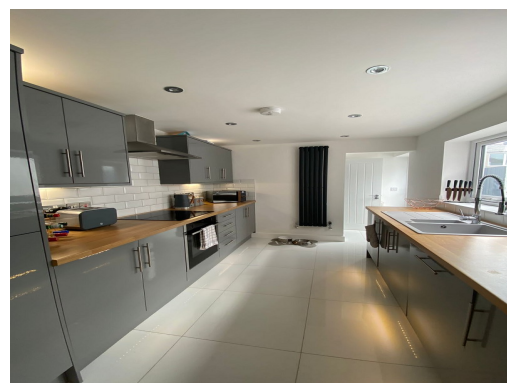


**South Wales Property Investors & Lettings**  
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**Beautiful three bedroom family home!**

## Front

Light grey cladding to the front, and painted in cream below, with grey uPVC double glazed windows and a grey composite front door.

## Entrance Porch (3' 8" x 3' 1") or (1.11m x 0.95m)

Plain painted walls, plain ceiling with a light fitting, grey laminate flooring, radiator and boxed in electrics. White wood door leads to the open plan lounge.

## Lounge (21' 2" x 11' 5") or (6.45m x 3.49m)

PVC double glazed window to the front and rear, plain painted walls, plain ceiling with two light fittings and spotlights. Custom built understairs storage, grey laminate flooring, two radiators, chrome electric sockets.

## Kitchen/Diner (11' 1" x 8' 3") or (3.39m x 2.51m)

PVC double glazed window to the side, plain walls plain ceiling with spotlights. Grey fitted kitchen, wood worktops, white tiled brick effect splash back, fitted electric hob and oven with extractor fan, integrated fridge freezer, washing machine, and dish washer. Light grey sink and drainer with a modern chrome mixer tap, fitted combi boiler, cream tiling with under floor heating. Sleek black radiator, and chrome electric sockets.

## Porch

This small porch area is to the rear, just off the kitchen, with plain painted walls, plain ceiling, radiator, and cream tiled flooring. White wood door leads into the bathroom, and a white PVC door with a glass panel takes you out into the rear garden.

## Bathroom (8' 2" x 5' 8") or (2.50m x 1.72m)

Small PVC double glazed frosted window to the rear, plain ceiling with spotlights, high gloss tiling in different shades of grey to the walls, and cream tiling to the floor. Fitted bath with chrome mixer tap, chrome electric overhead shower with glass shower screen. Fitted wash basin/sink that's built into a white vanity unit, with chrome mixer tap, touch screen mirror, built in floating WC, sleek black radiator and extractor fan.

## Stairs and Landing

Plain painted walls, plain ceiling with spotlights, glass and pine balustrade, grey carpet with a grey laminate backing. Attic hatch, radiator, smoke alarm, and white electric sockets.

## Bedroom 1 (10' 3" x 8' 4") or (3.12m x 2.53m)

uPVC double glazed window to the front, plain painted walls, plain ceiling with spotlights. Grey carpet, radiator, electric sockets, white door leads to the Jack and Gill en-suite shower room.

## En-suite shower room (8' 2" x 2' 7") or (2.49m x 0.78m)

Raised white tiling to the walls, grey linoleum flooring, walk in electric shower with glass doors, WC, sink/basin in a built in vanity unit. Plain ceiling with a light fitting, and extractor fan.

## Bedroom 2 (8' 1" x 8' 2") or (2.46m x 2.50m)

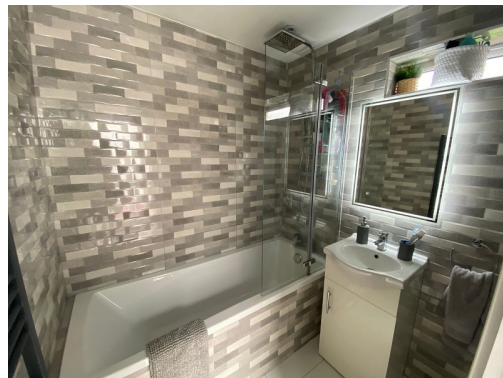
Currently being used as a dressing room/ walk in wardrobe. uPVC double glazed window to the rear, plain painted walls, plain ceiling with spotlights, grey carpet, radiator, and electric sockets.

## Bedroom 3 (7' 9" x 5' 7") or (2.37m x 1.71m)

UPVC double glazed window to the front, plain painted walls, plain ceiling with spotlights. Grey carpet, radiator and electric sockets.

## Rear Garden

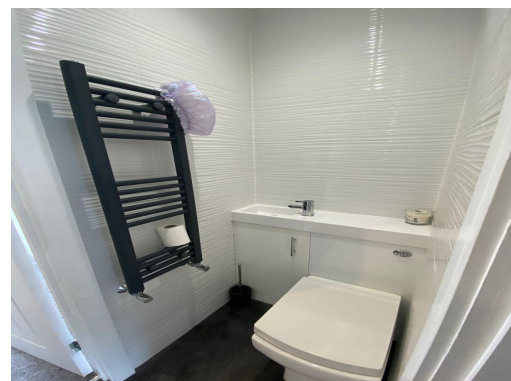
Step out of the back porch to a good sized area that's laid with patio stones, a wooden grey picket fence and steps separate it from a large garden, that's laid with convenient artificial grass and is surrounded by a grey wooden fence. The back of the house has grey cladding to the top, and is painted cream below, and also benefits from outdoor electric points plus a water tap. This garden is an absolute sun trap, peaceful, private, and perfect for relaxing.






## Services

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.