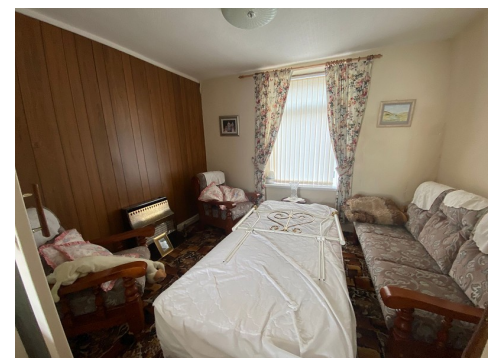




Elizabeth Street, Pentre, Rhondda, Cynon, Taff. CF41 7JN

£89,995



South Wales Property Investors & Lettings
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**Elizabeth Street, Pentre, Rhondda, Cynon, Taff.
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Located in a quiet side street, this three-bedroom mid-terrace property is an ideal opportunity to take your first step on to the property ladder or expand your current portfolio. Situated in a desirable location with a variety of amenities within walking distance and busy Treorchy high street just a short drive away, this is a great opportunity to generate a reliable rental income.



Front

Stone frontage, with dark brown UPVC windows and door and painted window surround in cream with brown windowsill.

Entrance (4' 0" x 2' 10") or (1.21m x 0.86m)

Enter through UPVC front door, wood panelled walls, artex ceiling, floral fitted carpet continues through into hallway. Painted wooden framed door with glass panels leading into hallway. Electric meter and mains boxed in on wall. Security alarm box to wall.

Hallway

Cream artex walls with white artex ceiling, glossed woodwork throughout, floral fitted carpet continues. One electrical socket, one light fitting. Oak door leads into lounge 2.

Reception Room One (9' 8" x 11' 6") or (2.94m x 3.51m)

UPVC double glazed window to front with vertical blinds fitted, wood panelling to one wall, neutral paper to rest of the walls. White patterned paper to ceiling, one light fitting. Fitted gas fire with no surround. Floral fitted carpet. White painted wooden sliding doors with glass panels leading into the second reception room.

Reception Room Two (11' 9" x 12' 8") or (3.59m x 3.87m)

Enter the second reception room via the hallway. White artex ceiling, with neutral papered walls and two alcoves, wood panelling, stone fire surround with fitted gas fire. Floral fitted carpet. UPVC double glazed window to rear with vertical blinds. One electrical socket. Under stairs storage. Oak door that leads into kitchen.

Kitchen (13' 0" x 8' 2") or (3.97m x 2.48m)

Neutral emulsion and tiled walls, white artex ceiling. Strip light to ceiling, electrical sockets throughout. UPVC double glazed window to side with UPVC double glazed door to back garden. Oak fitted kitchen with complimentary work surfaces, stainless steel sink and drainer with mixer tap. Plumbing for washing machine under counter. Space for dining area. Dark wood effect veneer door leads into shower room and WC.

WC (4' 11" x 2' 8") or (1.50m x 0.81m)

Dark wood effect veneer door leads into separate WC and shower room. WC has UPVC double glazed window, cream tiled floor, plastic sheet cladding to walls with neutral marble effect. Low standing WC. Artex ceiling and light fitting. Dark wood effect veneer door leads into shower room.

Shower Room (7' 10" x 4' 10") or (2.39m x 1.47m)

UPVC double glazed window to rear, cream tiled floor, plastic sheet cladding to walls with neutral marble effect. White artex ceiling with light fitting. White pedestal hand basin. Walk in shower with glass shower screen, main powered over head shower. The shower room houses the main midway automatic boiler which heats ONLY the hot water to the property. Electric storage heater to wall.

Stairs and Landing

Neutral artex walls and white artex ceiling, white gloss woodwork and handrails. Floral fitted carpet. Light fitting. UPVC double glazed window at top of landing. Dark wood veneer doors leading to three bedrooms.

Bedroom 1 (14' 3" x 7' 11") or (4.34m x 2.41m)

Cream papered walls with patterned border, polystyrene tiled ceiling, light fitting. UPVC double glazed window to front with vertical blinds. Cream textured fitted carpet. Electrical socket. Attic hatch.

Bedroom 2 (10' 5" x 6' 11") or (3.17m x 2.12m)

Pink papered walls, polystyrene tiled ceiling, light fitting. UPVC double glazed window to front with vertical blinds. Pink fitted carpet. Electrical sockets.

Bedroom 3 (7' 10" x 9' 8") or (2.40m x 2.94m)

Cream papered walls, polystyrene tiled ceiling, light fitting. UPVC double glazed window to rear. Floral fitted carpet. Electrical sockets. Fitted wardrobes.




Rear Garden

Enter garden through UPVC door leading from kitchen, concrete yard with two small steps up to a low maintenance patio area. Brick built shed. Garden is enclosed by blocked walls and fencing.

Services

This property has the following services:



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