



Kenry Street, Treorchy, Rhondda Cynon Taff. CF42 6DR

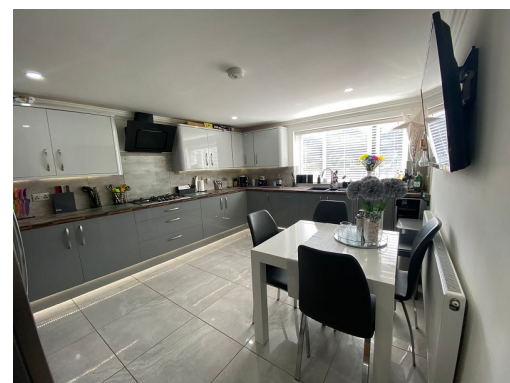
£249,995



South Wales Property Investors & Lettings
 111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU
 01443 806000

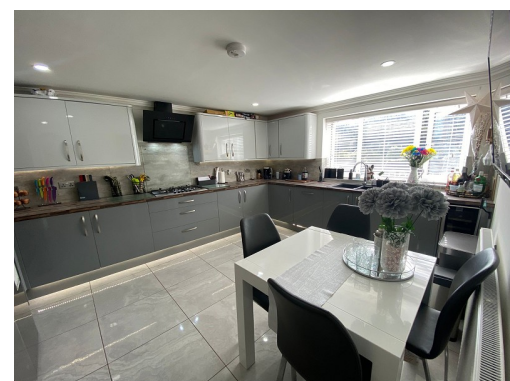
South Wales
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Kenry Street, Treorchy, Rhondda Cynon Taff. CF42 6DR **£249,995**

We have the most beautiful property available for sale with us today. And believe me when I tell you, this property is definitely one of a kind with four bedrooms and an attic room, plus a man cave nestled in a beautiful south facing garden with the most spectacular views. This is just the perfect family home. The property itself sets the standard high as a fine example of a renovation which has become a family home that has been tastefully designed.



Front

Stone frontage with cream painted stone work around windows and door with brown sash windows and brown composite door with brown gate on the front step

Entrance Hall

Enter through composite door. Open plan to stairs. White emulsion walls and ceiling, white gloss wood work. Electric meter boxed in on wall. White coving. Grey marble effect high gloss tiles to floor. Radiator on wall. Electric sockets. Double oak door with frosted glass panels leads into lounge.

Lounge (20' 1" x 11' 9") or (6.12m x 3.59m)

White emulsion walls with purple feature wall, white emulsion ceiling with spotlights, white coving and white gloss woodwork. Wood effect high gloss laminate flooring. Electric fire on wall. UPVC double glazed sash window to front with Venetian blinds. Two radiators. Electrical sockets throughout. Oak door to under stairs WC and oak door with frosted glass panels lead into kitchen diner.

WC (4' 9" x 2' 10") or (1.44m x 0.87m)

Elevated matt grey tile 3D effect with emulsion ceiling. Light fitting. Grey marble effect high gloss tiles to floor. Hand basin integrated into WC. Oak door with white gloss woodwork.

Kitchen/Diner (14' 11" x 12' 0") or (4.54m x 3.67m)

Enter the large kitchen/diner through oak door leading from lounge. White emulsion walls and ceiling with four large spot lights. White coving. Concrete effect panelled splash back. High gloss fitted kitchen in contrasting white and grey combination with complimentary solid wood work surfaces. LED strip lighting underneath base units. Integrated appliances include: dishwasher, wine cooler, stainless steel range gas hob with modern over head extractor fan, stainless steel effect microwave with coordinating electric grill and oven. Space for American style fridge/freezer. Stainless steel effect electric sockets throughout. Fittings and sockets for TV to be mounted on the wall. UPVC double glazed window to rear with Venetian blinds. Radiator on wall. Matte black sink with drainer, chrome shower style mixer tap. Grey marble effect high gloss tiles to floor.

Basement Stairs

Small cloak room off kitchen, oak door to stairs. White emulsion walls and ceiling, white gloss woodwork. Solid oak hand rail with white gloss spindles. Grey fitted carpet.

Basement (14' 10" x 12' 6") or (4.51m x 3.80m)

White emulsion walls with navy feature wall, white emulsion ceiling with four large spotlights. White coving. Rustic wood effect tiles to floor. Small utility space with matte grey sink and drainer with chrome shower style mixer tap. Ideal combi boiler on wall. Plumbing for washing machine. White high gloss base unit with solid wood work surface. Radiator on wall and electric sockets throughout. Oak door to WC. UPVC double glazed French doors with Venetian blinds leads out to garden.

Basement WC (3' 5" x 3' 1") or (1.05m x 0.94m)

White emulsion walls and ceiling. White coving. Grey 3D effect tiles to wall. Two spot lights. Rustic wood effect tiles to floor. Hand basin with storage cupboard, low level WC.

Garage (15' 6" x 15' 9") or (4.72m x 4.80m)

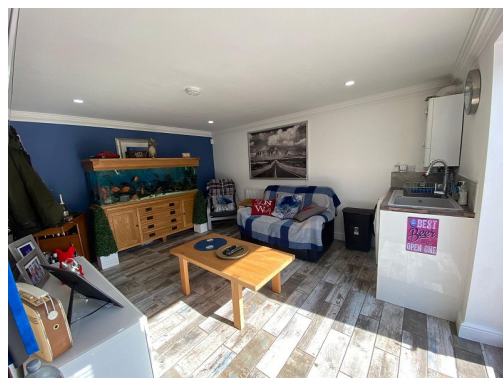
Garage can be accessed via UPVC door leading from garden. It is large in size and could fit two cars, it has been previously used as a home gym. Light fitting and electric. CCTV also covers the garage. Roller shutter doors.

Stairs and Landing

White emulsion walls and ceiling. White coving. White gloss wood work and balustrade with solid oak finishes and handrail. Attic hatch. Grey fitted carpet. Electric sockets. Light fitting. Airing cupboard under attic stairs.

Master Bedroom (11' 3" x 9' 5") or (3.44m x 2.86m)

White emulsion walls with purple feature wall. White emulsion ceiling with starlight's installed. Main light fitting. UPVC double glazed window to rear with Venetian blinds. Radiator on wall. Electric sockets. Grey fitted carpet. White wooden door leads into ensuite.



En Suite (6' 2" x 3' 5") or (1.89m x 1.03m)

Grey tiled walls and floor. White emulsion ceiling. Two spotlights. Walk in shower. Hand basin with storage cupboard. Low level WC. Chrome towel rail/radiator on wall.

Bedroom 2 (11' 3" x 5' 4") or (3.42m x 1.63m)

White emulsion walls and white emulsion ceiling with starlight's installed. Main light fitting. UPVC double glazed window to rear with Venetian blinds. Radiator on wall. Electric sockets. White fitted wardrobes and shelving which can be left for buyers if wanted. Grey fitted carpet.

Bedroom 3 (12' 5" x 9' 7") or (3.78m x 2.91m)

White emulsion walls and white emulsion ceiling with starlight's installed. Main light fitting. UPVC double glazed window to front with Venetian blinds. Radiator on wall. Electric sockets. Dark wood effect laminate floor.

Bedroom 4 (8' 7" x 5' 4") or (2.61m x 1.62m)

White emulsion walls and white emulsion ceiling with starlight's installed. Main light fitting. UPVC double glazed window to front with Venetian blinds. Radiator on wall. Electric sockets. White fitted wardrobes and shelving which can be left for buyers if wanted. Grey fitted carpet.

Bathroom (3' 5" x 8' 8") or (1.03m x 2.63m)

Grey tiled walls and white emulsion ceiling with starlight's installed. Main spotlight fitted. Grey high gloss tiles to floor. Built in storage units with hand basin and low level WC. Bath tub built into bathroom with grey tiled surround, overhead waterfall style shower with glass shower screen. Matte grey vertical wall radiator. TV screen mounted into wall above hand basin.

Attic Stairs

White emulsion walls and ceiling continue from main landing. White gloss banisters with solid oak features. Grey fitted carpet.

Attic room (15' 0" x 10' 5") or (4.56m x 3.17m)

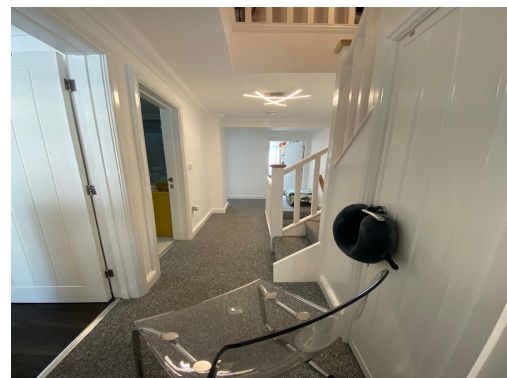
White emulsion walls and ceiling with feature wall painted pink. One Velux window with blind fitted. Two light fittings. White gloss woodwork. Grey fitted carpet. Electric sockets throughout.


Rear Garden

Large low maintenance garden is accessed via French doors in basement room. Stone patio area. Currently home to an inflatable hot tub, seating area and BBQ. Glass balustrade separates the garden from the garage.

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+) A		
(81-91) B		
(69-80) C	76	76
(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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01443 806000
info@lettingsouthwales.com

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.