



**Heol Trewilliam, Tonypandy, Rhondda Cynon Taff. CF40 1NT**

**£204,995**

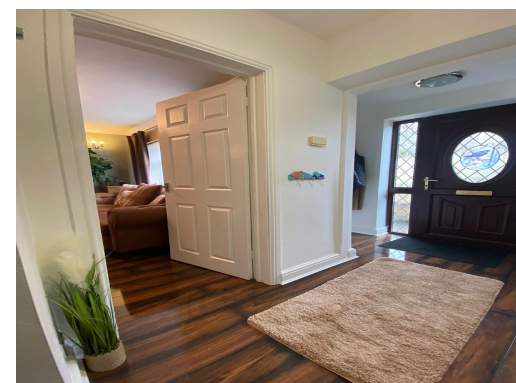


**South Wales Property Investors & Lettings**  
 111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU  
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**£204,995**

**\*\* REDUCED FOR A QUICK SALE TODAY!\*\*** If its space your after then this house really is for you!! We are pleased to offer for sale this beautiful family home with us in a lovely quiet street of Williamstown. This semi detached house complete with driveway and garage really does have it all, from the welcoming entrance hallway to the vast lounge and separate dining room, absolutely perfect for all your entertaining needs! The dining room is bright and airy due to the French





## Front

Semi detached property with brick built wall surrounding the property with purpose built drive, garage with roller shutters, Graveled area and stone steps leading down to the porch. Brown PVC door and windows and also CCTV

## Entrance Porch (9' 3" x 6' 6") or (2.82m x 1.97m)

One light fitting, small stain glass window, high gloss laminate flooring, one radiator, two silver wall lights, thermostat, wooden coat hook, alarm system and plain white painted walls and ceiling

## Lounge (21' 11" x 12' 6") or (6.68m x 3.80m)

Lounge is measured to the L shape just before the dining room. White wooden door leading in, large brown UPVC window to the front with vertical fitted blinds, white marble fire surround with gas fitted fire, one papered wall in sage green colour, two walls lights and two plain papered walls in a taupe colour plain white painted ceiling with chandelier with coving around and high gloss laminate flooring , white electric sockets. White radiator covers

## Dining Room (10' 3" x 8' 4") or (3.13m x 2.54m)

Under an archway, coving all around, plain white painted ceiling, chandelier lighting, plain taupe coloured walls, high gloss laminate flooring, white PVC French doors, white radiator covers

## Kitchen (16' 2" x 9' 5") or (4.94m x 2.86m)

Plain white wooden door, plain painted walls and ceiling with strip lighting, high gloss and wood fitted kitchen, wood tops, silver handles, breakfast bar area with wood top, gas Lamona hob, gas oven, extractor fan, cream sink and drainer, silver mixer tap, white UPVC window to the side, Cream marble tiled floor, beige colour on walls and white coving , under stair storage, silver electric sockets

## Utility Room (4' 6" x 5' 3") or (1.37m x 1.59m)

UPVC door leading out to the rear garden, white artex ceiling, beige marbled tiled floor, combi boiler, fittings for washing machine, fridge-freezer, tumble dryer etc

## Stairs and Landing

Plain white painted walls and ceiling, white wooden staircase with wooden white spindles at the top of the stairs, grey fitted carpet, attic hatch with pull down steps and one light fitting.

## Master Bedroom (15' 7" x 9' 0") or (4.75m x 2.75m)

Very large room - Plain white painted walls and plain white painted ceiling with spotlight lighting, laminate wood flooring, white wooden door, one radiator and silver electric

## En Suite (5' 11" x 5' 7") or (1.80m x 1.71m)

Tiled walls, plain ceiling with LVT flooring, window to the side, walk In power shower , sink, WC , silver wall radiator , glass bricks built into the wall for extra light

## Walk In Wardrobe (6' 8" x 6' 6") or (2.04m x 1.97m)

White wooden door, one radiator, Plain walls, plain ceiling, laminate floor, shoe storage, clothes storage, glass bricks built into the wall for extra light

## Bedroom 3 (12' 9" x 7' 6") or (3.89m x 2.28m)

UPVC white window, plain walls, plain painted ceiling with one light fitting, laminate floor, one radiator, white electric sockets

## Bedroom 2 (10' 11" x 10' 10") or (3.32m x 3.29m)

White UPVC window to the front, white artex ceiling, grey fitted carpet, one light fitting, silver electric sockets

## Bathroom (7' 8" x 6' 2") or (2.33m x 1.88m)

UPVC window, white tiled walls, plain white ceiling with spotlights, black LVT flooring, power shower, Jacuzzi bath, WC, silver wall radiator, sink

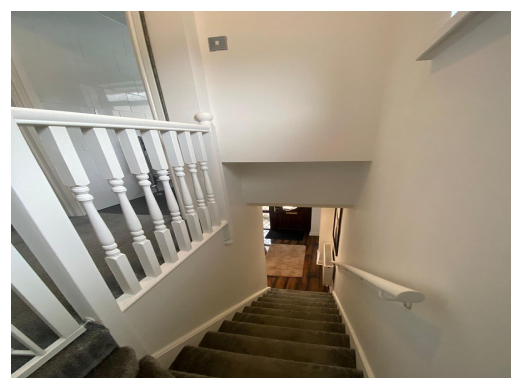
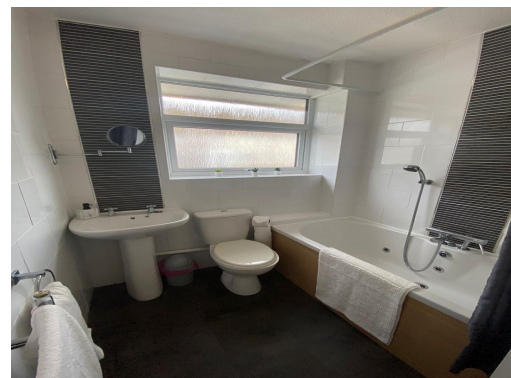
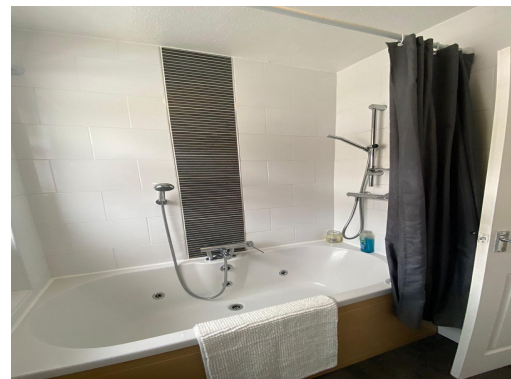



## Services

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>		
(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>		
<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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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.