



**Dumfries Street, Treherbert, Treorchy, Rhondda Cynon Taff. CF42 5PP**

**Offers Over £134,995**



**South Wales Property Investors & Lettings**  
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**Beautiful family home in a prime location!!**



## Front

Stone built property with white UPVC windows and door, forecourt , steps up to the front door

## Entrance Porch (4' 2" x 3' 8") or (1.27m x 1.12m)

Plain painted ceiling with coving, wood laminate flooring, plain painted walls with tiles half way up, electrics boxed in, wood door with glass panels leading to lounge

## Living/Dining Room (20' 6" x 14' 9") or (6.26m x 4.49m)

UPVC windows to the front and the rear, fitted blinds will remain, stairs are open to the lounge, two alcoves, two light fittings with rose mounts, plain walls, plain ceiling with coving, two radiators , wood laminate floor.



## Kitchen (11' 5" x 7' 10") or (3.47m x 2.39m)

Plain painted walls, plain painted ceiling, cream wall tiles and cream high glass fitted kitchen with silver handles, wood work tops and breakfast bar area, range gas cooker with extractor fan, electric oven, silver sockets, light fitting, back door

## Stairs and Landing

Open to the lounge wooden staircase, handrail, emerald green painted wall, artex ceiling, grey fitted carpet, attic hatch, one light fitting

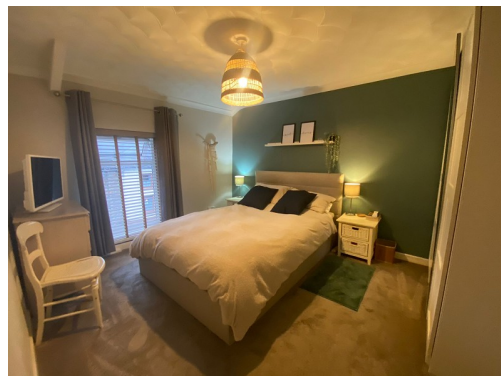


## Bedroom 1 (12' 6" x 9' 11") or (3.81m x 3.01m)

Artex ceiling, one green painted feature wall, grey fitted carpet, wall light, electric sockets, one radiator, one light fitting

## Bedroom 2 (9' 3" x 5' 1") or (2.83m x 1.55m)

Artex ceiling with coving , plain painted walls, grey fitted carpet, electric sockets, one radiator, one light fitting



## Bedroom 3 (7' 8" x 9' 11") or (2.33m x 3.03m)

Artex ceiling, grey fitted carpet, electric sockets, one radiator, one light fitting

## Bathroom (11' 7" x 8' 7") or (3.53m x 2.62m)

Pitched roof, Velux window beams, spotlights, laminate wood floor, large free standing bath, black tiles, walk in shower, sink, WC, one radiator

## Rear Garden


Seating area, painted white walls , step up to small patio area and rear back access, storage area

## Services

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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.