



Bute Street, Treorchy, Rhondda Cynon Taff. CF42 6BB

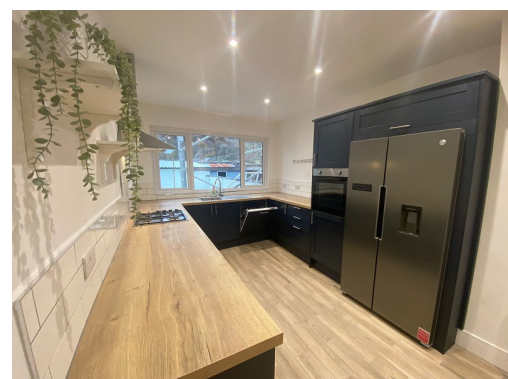
Offers In Region Of £239,995



South Wales Property Investors & Lettings
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This is an absolutely stunning high end renovation, just oozing kerb appeal, and situated in the heart of Treorchy with it's many independent shops, cafes, and bars, it would truly make the perfect family home! With a double extension to the rear, high ceilings, and four bedrooms, the property is absolutely huge! Benefiting from gas central heating and gorgeous anthracite Georgian style uPVC windows throughout, entrance is via a modern anthracite composite

Front

Rendered wall, anthracite uPVC double glazed windows, with the upstairs being bay fronted, anthracite composite door with large frosted glass panel with chrome surround.

Entrance Hall (12' 6" x 3' 10") or (3.81m x 1.16m)

Open to the staircase, plain painted walls with three fitted black and beige shelves, plain ceiling with a light fitting, and Victorian style grey/beige flooring. Radiator, boxed in electrics, smoke alarm, electric socket, and a solid oak door leading into the lounge.

Lounge (23' 8" x 10' 6") or (7.21m x 3.21m)

UPVC double glazed window to the front, plain walls with one alcove, plain ceiling with fitted spotlights, and a grey fitted carpet. Two radiators, electric sockets, and a solid oak door leading into the kitchen/diner.

Kitchen/Diner (24' 6" x 9' 3") or (7.47m x 2.83m)

UPVC double glazed window to the rear, plain walls with two white shelves, plain ceiling with fitted spotlights and a smoke alarm. Navy matte fitted kitchen with silver handles, solid wood worktop, white tiled brick effect splashback, fitted gas hob with a stainless steel extractor fan. Electric fitted oven, American fridge freezer, fitted dish washer, tiled wood effect flooring, radiator, fitted chrome utensil holder, and electric sockets. Solid oak doors leading to under stairs storage, utility room and shower room.

Shower Room (5' 11" x 5' 10") or (1.80m x 1.78m)

Plain walls with white brick effect tiling, plain ceiling with fitted spotlights, grey/beige Victorian style flooring. Walk in glass and chrome shower cubicle, fitted chrome electric shower, and WC. Fitted vanity unit with a porcelain hand basin and chrome mixer tap, fitted black circular wall mirror, and a radiator.

Utility Room (10' 8" x 5' 1") or (3.26m x 1.55m)

UPVC double glazed window to the rear, plain walls with white brick effect tiled splashback, plain ceiling with a light fitting. Navy matte fitted units with a solid wood worktop, stainless steel sink with chrome mixer tap, fitted tumble dryer and washing machine. Wood effect tiled flooring, electric socket, white fitted shelf, white PVC door with a glass panel leading out to the rear garden.

Stairs and Landing (25' 11" x 4' 8") or (7.89m x 1.41m)

Plain walls, plain ceiling with a light fitting, attic hatch and smoke alarm. White wood spindles and balustrade, grey fitted carpet, electric socket, solid oak doors leading to the bedrooms and family bathroom.

Bedroom 1 (14' 7" x 7' 3") or (4.45m x 2.22m)

Bay fronted uPVC double glazed Georgian style window to the front, white PVC large window sill, plain walls, plain ceiling with a light fitting. Grey fitted carpet, radiator and electric sockets.

Bedroom 2 (11' 3" x 7' 2") or (3.42m x 2.18m)

Bay fronted uPVC double glazed Georgian style window to the front, white PVC large window sill, plain walls, plain ceiling with a light fitting. Grey fitted carpet, radiator and electric sockets.

Bedroom 3 (9' 11" x 9' 10") or (3.02m x 2.99m)

White uPVC double glazed Georgian style window to the rear, white PVC window sill, plain walls, plain ceiling with a light fitting. Grey fitted carpet, radiator and electric sockets.

Bedroom 4 (11' 2" x 9' 6") or (3.41m x 2.89m)

White uPVC double glazed Georgian style window to the rear, white PVC window sill, plain walls, plain ceiling with a light fitting. Grey fitted carpet, fitted cupboard housing the boiler, radiator and electric sockets.

Bathroom (10' 4" x 5' 5") or (3.15m x 1.66m)

Three white uPVC double glazed windows to the side, plain walls with white brick effect tiling, plain ceiling with a light fitting. White fitted bath with chrome electric overhead shower and glass shower screen, pedestal sink with chrome mixer tap, WC. Grey and beige tile effect flooring, fitted chrome radiator, and a fitted black circular wall mirror.




Rear Garden

Step out of the back door to a patio which stretches down to the large rear garden with a large area laid with artificial grass. There's also a spacious garage to the rear with roller shutter doors.

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+) 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.