



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

£179,995



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

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This is an absolutely stunning high-end renovation, just oozing kerb appeal, and situated in the friendly, village of Pentre, with Treorchy High Street and its many independent shops, cafes, and bars only a short drive away, this one would truly make the perfect family home! Benefiting from gas central heating and gorgeous white sash UPVC windows throughout, including the bright bay window in the lounge, this end of terraced house really does have the wow factor! It



Front

Stone built frontage, forecourt, white painted stone work with black cast iron gate and railings. White UPVC sash windows with dark grey UPVC door

Porch (7' 11" x 4' 8") or (2.42m x 1.41m)

Plain white walls, plain painted white ceiling, electric sockets, electrics boxed in, white wooden double doors leading to lounge

Lounge (26' 3" x 17' 0") or (8.01m x 5.19m)

Open to staircase, three radiators, spotlights, plain white painted walls and ceiling, herringbone LVT flooring, electric sockets on walls and base. Square archway leading into the kitchen

Kitchen (11' 11" x 8' 4") or (3.64m x 2.55m)

UPVC window to the side, plain white painted ceiling with spotlights, plain white painted walls, LVT herringbone flooring, light grey matt fitted kitchen, black sink and drainer, lamona electric hob and separate electric oven and black extractor fan. Electric sockets

Bathroom (7' 1" x 8' 3") or (2.15m x 2.51m)

UPVC window to the rear, LVT herringbone flooring, WC, fitted bath with shower overhead, sink with black mixer tap and grey vanity unit with drawers, spotlights, plain white painted ceilings and walls with grey marble effect tiles around the bath

Stairs and Landing

White wooden staircase, grey fitted carpet, plain white painted walls and ceiling, light fitting, smoke alarm

Bedroom 1 (12' 2" x 9' 3") or (3.71m x 2.82m)

White UPVC sash window, light grey fitted carpet, electric sockets, one light fitting, plain white painted walls and ceiling and one radiator.

Bedroom 2 (9' 1" x 6' 11") or (2.76m x 2.12m)

White UPVC sash window, light grey fitted carpet, electric sockets, one light fitting, plain white painted walls and ceiling and one radiator

Bedroom 3 (8' 9" x 9' 8") or (2.66m x 2.95m)

White UPVC window, light grey fitted carpet, electric sockets, one light fitting, plain white painted walls and ceiling and one radiator

WC (5' 3" x 3' 0") or (1.61m x 0.91m)

Spotlights, white plain painted walls and ceiling, white sink and vanity unit with black mixer tap, WC, UPVC frosted window, one radiator

Rear Garden

To be finished before sale

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+) 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.