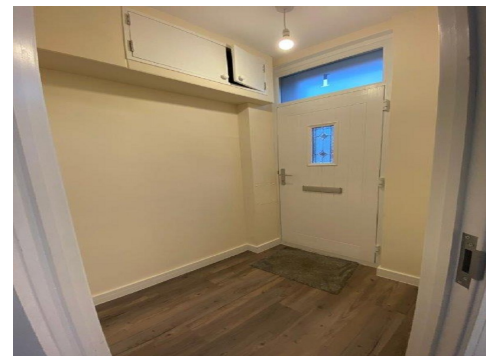




Lewis Street, Pentre, Rhondda Cynon Taff. CF41 7JB

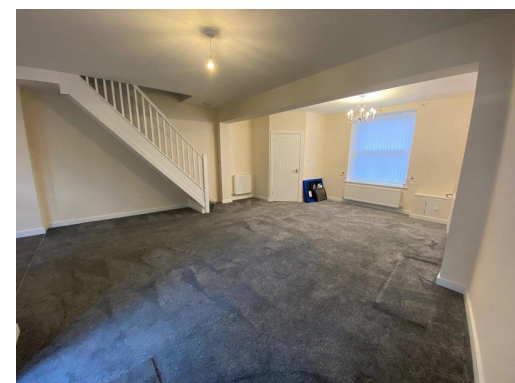
Offers In Region Of £174,995



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

South Wales
Property Investors and Lettings





**Lewis Street, Pentre, Rhondda Cynon Taff.
CF41 7JB**

Offers In Region Of £174,995

Located in a peaceful side street in Pentre, just a short drive away from the Award-winning Treorchy High Street with its independent shops, cafes and bars, we are pleased to offer this larger than average, recently renovated, three bedroom property, and it's perfect if your looking for extra space in a growing family . Close to all local amenities, transport links, and excellent schools, you could just move straight in due to the modern décor and fittings throughout. Entering the



Front

End terraced house, stone built frontage with dark grey UPVC sash windows and UPVC door

Entrance Hall (5' 4" x 4' 8") or (1.62m x 1.41m)

Plain magnolia painted walls and plain white painted ceiling, grey wood effect linoleum flooring, plain white wood door leading to the lounge, one light fitting, electrics boxed in.

Lounge (22' 10" x 17' 6") or (6.95m x 5.34m)

Plain magnolia walls with plain white painted ceiling, grey fitted carpet, white UPVC sash windows, vertical blinds which will be staying, three radiators, two light fittings, archway leading to the kitchen/diner and white UPVC patio doors leading to the garden

Kitchen (14' 6" x 11' 1") or (4.41m x 3.39m)

Two white UPVC windows to the side, plain white painted ceiling, magnolia walls, spotlights, smoke alarm, one radiator, lino flooring, kitchen island with storage underneath, dove grey high gloss fitted kitchen, pine wood work tops, fitted dishwasher, integrated fridge-freezer, gas hob with separate electric oven, silver sink and drainer, white brick effect tiles all around with grey grouting, electric sockets, plain white wooden door leading to the utility room.

Utility Room (12' 3" x 5' 5") or (3.73m x 1.64m)

White UPVC door and window to the rear, plain magnolia painted walls and plain white painted ceiling, one radiator, pine wood work tops, fittings for washing machine, dishwasher etc, main echo light fitted boiler, attic hatch and light fitting.

Wet Room (12' 1" x 4' 1") or (3.68m x 1.25m)

Cream tiled walls with plain white painted ceiling, WC, sink, grey lino flooring, power shower, extractor fan, light fitting.

Stairs and Landing

White staircase with grey fitted carpet, smoke alarm, light fitting and attic hatch with pull down stairs and this is fully insulated

Bedroom 1 (15' 9" x 9' 7") or (4.79m x 2.93m)

Plain magnolia painted walls and white plain painted ceiling, fitted blinds, one radiator, one light fitting, electric sockets.

Bedroom 2 (12' 6" x 8' 1") or (3.80m x 2.47m)

Plain magnolia painted walls and white plain painted ceiling, fitted blinds, one radiator, one light fitting, electric sockets.

Bedroom 3 (13' 5" x 11' 3") or (4.09m x 3.43m)

Plain magnolia painted walls and white plain painted ceiling, fitted blinds, one radiator, one light fitting, electric sockets

Airing cupboard (12' 4" x 5' 10") or (3.77m x 1.77m)

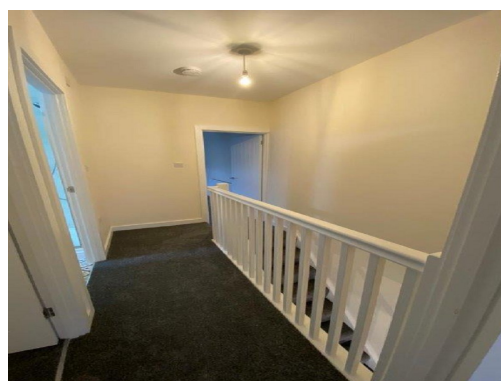
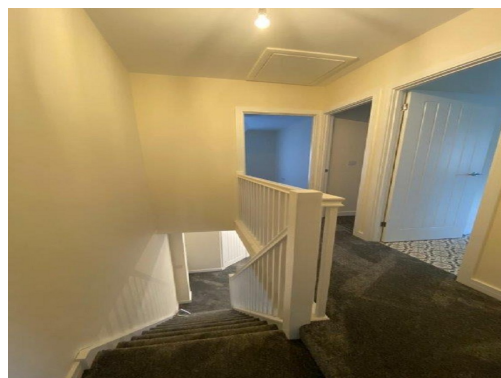
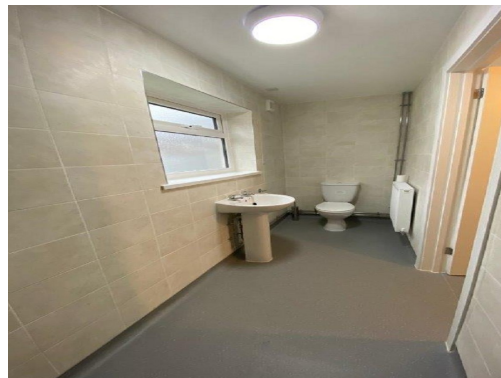
Victorian style lino floor, walk in shower, WC, sink with vanity unit, fitted bath with overhead shower.

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		85
(69-80) C		
(55-68) D	63	
(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.