



**Glyncoli Road, Treorchy, Rhondda Cynon Taff. CF42 6RY**

**Offers In Region Of £229,995**



**South Wales Property Investors & Lettings**  
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**Fantastic four bedroom property in the heart of Treorchy!**



## Front

Traditional stone built wall with black wrought iron gate and railings, where steps lead to a concrete laid path to a forecourt front with well established plants and trees, and a wooden fence. The house itself is again traditionally stone built, with white uPVC double glazed bay windows, white PVC cladding, and a white uPVC front door.

## Hallway (9' 7" x 3' 7") or (2.93m x 1.09m)

Brown tiled flooring, plain white painted walls, plain painted ceiling, one light fitting, one radiator, plain white wood door leading to the reception room one.

## Reception Room One (14' 4" x 13' 4") or (4.37m x 4.06m)

\*Measurements are taken into the bay window\*

Plain white painted walls with two alcoves, plain ceiling with a light fitting. White uPVC double glazed bay window to the front, with high gloss wood effect laminate flooring. One radiator, electric sockets, and one white wood door leading to second reception room.

## Reception Room Two (17' 2" x 11' 1") or (5.24m x 3.37m)

Open to the staircase, plain white painted walls with two alcoves, and plain ceiling with a light fitting. High gloss wood effect laminate flooring, one radiator, electric sockets, and under stairs storage.

## Kitchen (14' 4" x 11' 10") or (4.36m x 3.61m)

UPVC white window to the side, cream matte county style fitted kitchen with touch open doors, and pine work tops with an incorporated breakfast bar. Plain painted white walls, with a white tiled splash-back, electric hob and oven, stainless steel extractor fan, and a silver sink and drainer with a chrome mixer tap. Black tiled flooring, radiator, plain painted ceiling with a spot-light light fitting and a smoke alarm. Plain white door leads into the utility room, with a white PVC door leading out to the rear garden.

## Utility Room (6' 0" x 6' 10") or (1.83m x 2.08m)

Black tiled flooring, plain painted walls, plain ceiling with a light fitting. Space for a washing machine, dishwasher and tumble dryer, pine worktops, cream matt country style units, with touch cupboards and plenty of storage, and electric sockets. A white wood door leads into the downstairs bathroom.

## Shower Room (7' 0" x 5' 4") or (2.13m x 1.62m)

White uPVC frosted window to rear, plain white painted walls, plain ceiling with a light fitting and extractor fan. Glass and chrome shower cubicle with sliding doors, chrome power shower, with grey tiling to the walls. Built in WC, vanity unit with a built in sink, chrome mixer tap and grey tiled splash-back, and black tiled flooring.

## Stairs and Landing

White plain painted walls, plain ceiling with a light fitting, attic hatch, and smoke alarm. Original staircase with white wood spindles and balustrade, beige fitted carpet, white uPVC window to the side, with white wood doors leading to the bedrooms and bathroom.

## Bedroom 1 (16' 2" x 10' 11") or (4.92m x 3.34m)

Plain painted walls, plain ceiling with a light fitting, with a white bay fronted uPVC double glazed window. Beige fitted carpet, one radiator, and electric sockets.

## Bedroom 2 (8' 7" x 6' 5") or (2.62m x 1.95m)

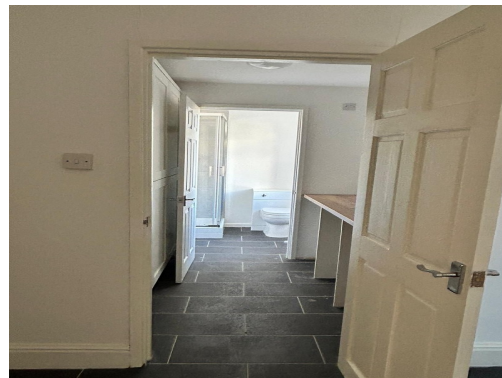
White uPVC double glazed window to the front, plain white painted walls, plain ceiling with a light fitting. Beige fitted carpet, one radiator, and electric sockets.

## Bedroom 3 (11' 11" x 9' 9") or (3.62m x 2.96m)

White uPVC double glazed window to the rear, plain white painted walls, plain ceiling with a light fitting. Beige fitted carpet, one radiator, and electric sockets.

## Bedroom 4 (14' 4" x 9' 3") or (4.37m x 2.81m)

White uPVC double glazed window to the rear, plain white painted walls, plain ceiling with a light fitting. Built in wardrobe with shelving, plus a built in cupboard which houses the combi boiler. Beige fitted carpet, one radiator, and electric sockets.



### **Bathroom (12' 7" x 7' 1") or (3.84m x 2.15m)**

Two white uPVC double glazed windows to the side, one of which has frosted glass, plain white painted walls, plain ceiling with a light fitting and extractor fan. Large walk in shower, with glass fitted shower panel, white shower tray and plain grey, with very effective grey and anthracite wave effect tiling to the wall. Fitted white bath, with chrome taps, and a grey tiled splash-back. WC, pedestal sink with chrome mixer tap and grey tiled large splash-back, with Victorian style linoleum flooring.

### **Rear Garden**

Step out from the kitchen into the garden, which is laid with a good sized concrete patio and benefits from various established shrubs and bushes. It has a mixture of traditional, plus brick built garden walls, and offers space to park a vehicle at the back, with convenient back lane access.

### **Services**

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


### **Tenure**

The resale tenure for this property is Freehold

### **Council Tax**

The council tax for this property is band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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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