



Prospect Place, Treorchy, Rhondda Cynon Taff. CF42 6RE

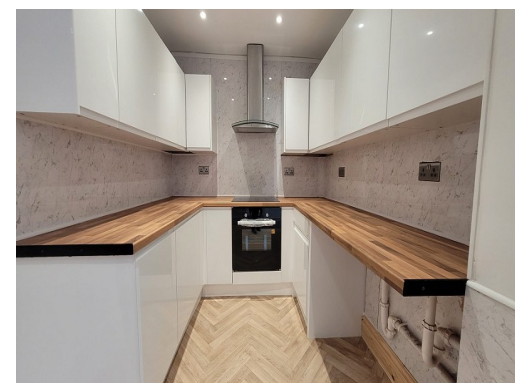
Offers In Region Of £159,995



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

South Wales
Property Investors and Lettings





**Prospect Place, Treorchy, Rhondda Cynon Taff.
CF42 6RE**

Offers In Region Of £159,995

South Wales Property Investors & Lettings are pleased to present to the market this beautifully presented three bedroom terraced home, which is perfectly positioned on a peaceful side street, and just moments away from the bustling heart of Treorchy High Street.

Don't miss out on the opportunity to make this meticulously renovated residence your own. Contact South Wales Property Investors and Lettings today to arrange a viewing.



Front

Original stone frontage with newly fitted sash style uPVC windows and blue composite front door which is partially glazed

Entrance

Grey carpets, electric meter boxes, door for access to storage, white painted walls and ceiling, pendant ceiling light, step up to;

Living Room (20' 5" x 11' 1") or (6.23m x 3.38m)

Grey carpet, white painted walls and ceiling, radiators, pendant ceiling lights, sockets, uPVC sash window to front, cupboard housing gas meter, wooden slated door to under stairs cupboard, door to stairs, arch through to;



Kitchen (14' 11" x 7' 5") or (4.54m x 2.25m)

Wood effect Vinyl flooring, high gloss wall and base units with effect worktops and PVC panelling back splash, electric oven with electric hob and stainless steel extractor fan above, spotlights, space for white goods, white composite sink and drainer with black mixer tap, uPVC window to rear and PVC door to rear garden



Bedroom 1 (11' 5" x 9' 9") or (3.49m x 2.97m)

Grey carpet, radiator, pendant ceiling light, sockets, white painted walls and ceiling, uPVC sash window to front

Bedroom 2 (9' 1" x 8' 10") or (2.77m x 2.70m)

Grey carpet, radiator, pendant ceiling light, sockets, white painted walls and ceiling, uPVC sash window to rear



Bedroom 3 (8' 11" x 5' 1") or (2.71m x 1.54m)

Grey carpet, radiator, pendant ceiling light, sockets, white painted walls and ceiling, uPVC sash window to front

Bathroom (8' 6" x 7' 11") or (2.59m x 2.42m)

Grey carpet, radiator, spotlight, white painted ceiling and PVC panelled walls with marble effect, uPVC sash window to rear, vanity sink with mixer tap and base unit below, bath, WC, cupboard housing combination boiler, extractor fan

Rear Garden

Slabs on pathway to the middle with gradual steps up and pebbled areas either side, patio area to the rear with gated rear lane access and fenced boundaries

Services

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

Tenure


The resale tenure for this property is Freehold

Council Tax

The council tax for this property is band A





| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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.

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