



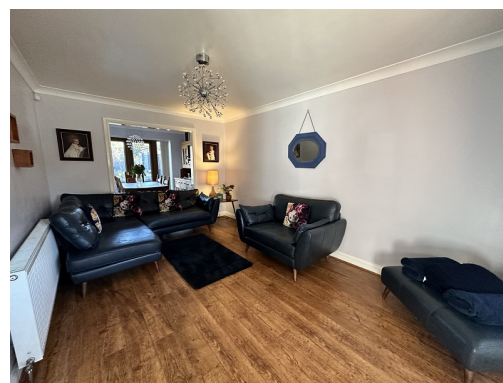
Griffin Park, Pentre, Rhondda Cynon Taff. CF41 7JD

£294,995



South Wales Property Investors & Lettings
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**Griffin Park, Pentre, Rhondda Cynon Taff. CF41
7JD
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Stunning four bedroom semi detached family house for sale!!



Front

Semi detached - stone laid driveway with stone path leading to the brown UPVC door, UPVC french doors and windows , side access

Entrance Hall (20' 3" x 6' 0") or (6.18m x 1.84m)

Open to the staircase - Plain painted walls, wood laminate flooring, half grey panelled walls, plain painted ceiling, one light fitting, one radiator, white wood and glass door leading to the two reception rooms

Lounge (19' 0" x 8' 7") or (5.78m x 2.62m)

Plain painted walls and ceiling, brown UPVC french doors, one light fitting, coving around, gas fitted log burner fire, electric sockets

Living Room (16' 1" x 10' 2") or (4.90m x 3.10m)

Wood laminate flooring, brown UPVC bay window, plain painted walls and ceiling, coving around, one light fitting, one radiator, electric sockets, alcove leading into the dining area

Dining Room (9' 1" x 10' 2") or (2.77m x 3.09m)

Plain painted walls and ceiling, coving around, one light fitting, wood laminate flooring, UPVC brown french doors, one radiator, electric sockets

WC (5' 2" x 2' 10") or (1.58m x 0.87m)

Plain painted walls and ceiling, one light fitting, wood laminate flooring, WC, sink, extractor fan, one radiator

Kitchen (15' 9" x 11' 6") or (4.80m x 3.51m)

Plain painted walls and ceiling, spotlights, wood laminate flooring, pine fitted kitchen with white units and black worktops, silver sink and drainer, brown UPVC window, fitted dishwasher, extractor fan, gas hob, separate double oven

Utility Room (9' 7" x 5' 3") or (2.93m x 1.60m)

UPVC window to the side, fitted mains boiler, plain painted walls and ceiling, wood laminate flooring, black work tops, white wood base and wall units, fittings for washing machine and tumble dryer etc

Stairs and Landing

Plain painted walls and ceiling, grey fitted carpet, one light fitting, attic hatch, airing cupboard

Bedroom 1 (14' 0" x 10' 4") or (4.27m x 3.16m)

Plain painted walls and ceiling, wood laminate flooring, one light fitting, UPVC brown window to the front, white floating shelves, white fitted wardrobes, electric sockets, white wood door leading to ensuite

En Suite (5' 8" x 6' 0") or (1.72m x 1.82m)

Measured into the shower - Plain painted walls and ceiling, spotlights, wood laminate flooring, walk in shower, black tiles on the walls in the shower, power and body shower sink, WC, extractor fan, one radiator

Bedroom 2 (12' 11" x 9' 10") or (3.93m x 2.99m)

Plain painted walls and ceiling, one light fitting, grey fitted carpet, electric sockets, one radiator

Bedroom 3 (14' 3" x 8' 10") or (4.35m x 2.68m)

Plain painted walls and ceiling, one light fitting, beige carpet, fitted wardrobes, electric sockets

Bedroom 4 (9' 0" x 8' 8") or (2.74m x 2.63m)

Plain walls and ceiling, one light fitting, grey fitted carpet, electric sockets, one radiator



Bathroom (9' 0" x 7' 1") or (2.75m x 2.15m)

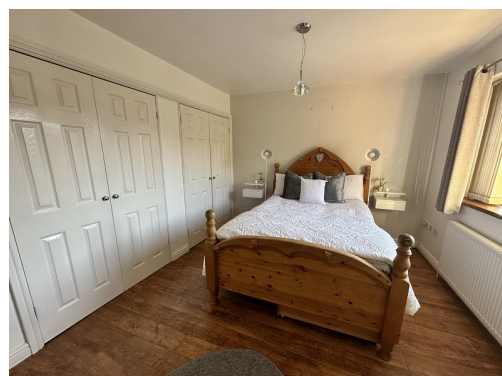
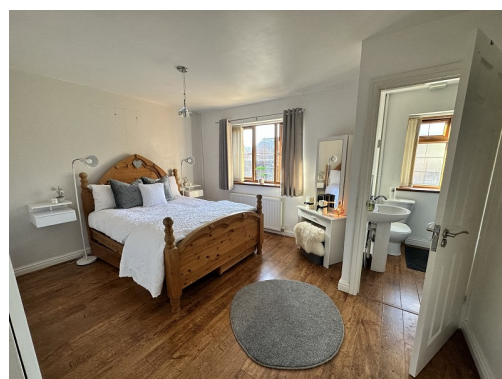
Plain painted walls and ceiling, spotlights, wood laminate flooring, WC, sink with splash back, small brown UPVC window, free standing bath, silver wall radiator


Rear Garden

Patio area with seating, large grass area, outside lighting, shed, fenced all around

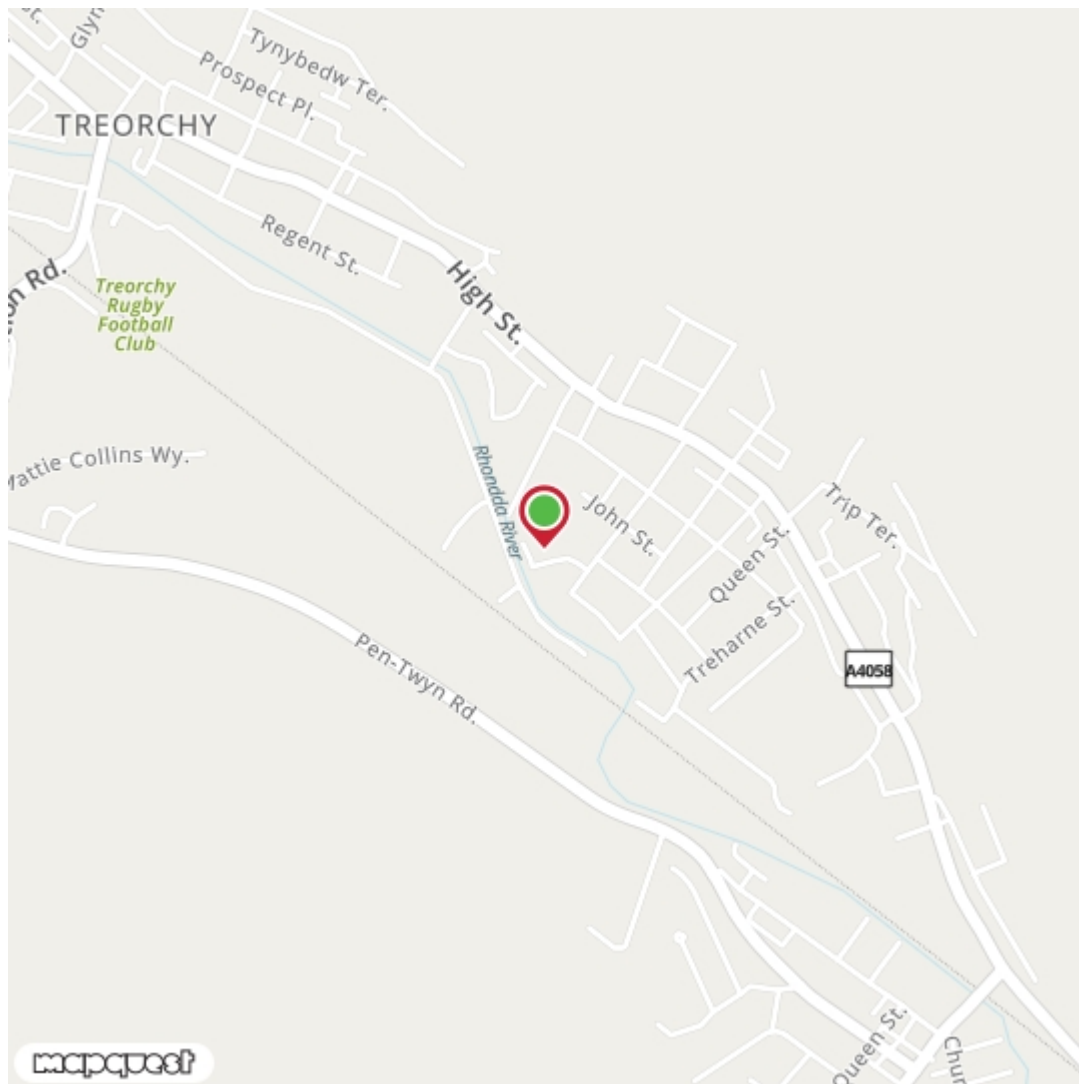
Services

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		88
(69-80) C	78	
(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.