



**Miskin Street, Treherbert, Treorchy, Rhondda, Cynon, Taff. CF42 5LP**

**Offers Over £70,000**



**South Wales Property Investors & Lettings**  
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU  
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**Offers Over £70,000**

**Nice little renovation project, perfect for all investors with fantastic returns, or first-time buyers looking to put their own stamp on their first home! Situated in a lovely peaceful and popular street of Tynwydd just a short drive from the award-winning High Street of Treorchy so you really do have everything at your fingertips! There are also great transport links and very well performing primary and secondary schools near. The property comprises of a very good size reception**





## Front

Wood glazed windows and door, stone frontage

## Entrance Porch (4' 3" x 3' 1") or (1.29m x 0.95m)

Floral carpet, electrics boxed in,

## Lounge (21' 1" x 12' 1") or (6.42m x 3.68m)

Floral carpet, plain walls, plain papered ceiling, two light fittings, stone hearth with gas fire, two alcoves, two radiators

## Kitchen (18' 1" x 8' 2") or (5.52m x 2.49m)

Plain walls, artex ceiling, strip lights, combi boiler, free standing cooker, one radiator

## Utility Room (11' 5" x 5' 4") or (3.49m x 1.63m)

Two sky lights, plain walls and artex ceiling, one light fitting, sink and drainer, lino flooring, strip lights

## Stairs and Landing

Plain walls and artex ceiling, one light fitting, wood floor board

## Bathroom (8' 7" x 5' 7") or (2.62m x 1.69m)

Plain walls, artex ceiling, WC, sink, bath, white tiles around bath, one light fitting

## Bedroom 1 (15' 3" x 11' 5") or (4.64m x 3.49m)

Double fronted windows, plain walls, artex ceiling, one light fitting, carpet

## Bedroom 2 (9' 11" x 8' 11") or (3.03m x 2.72m)

Plain walls, artex ceiling, one light fitting, carpet

## Bedroom 3 (1' 9" x 8' 7") or (0.54m x 2.62m)

Plain walls, artex ceiling, one light fitting, carpet

## Rear Garden

Back lane access, stone back wall, patio and grass area

## Services


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

## Tenure

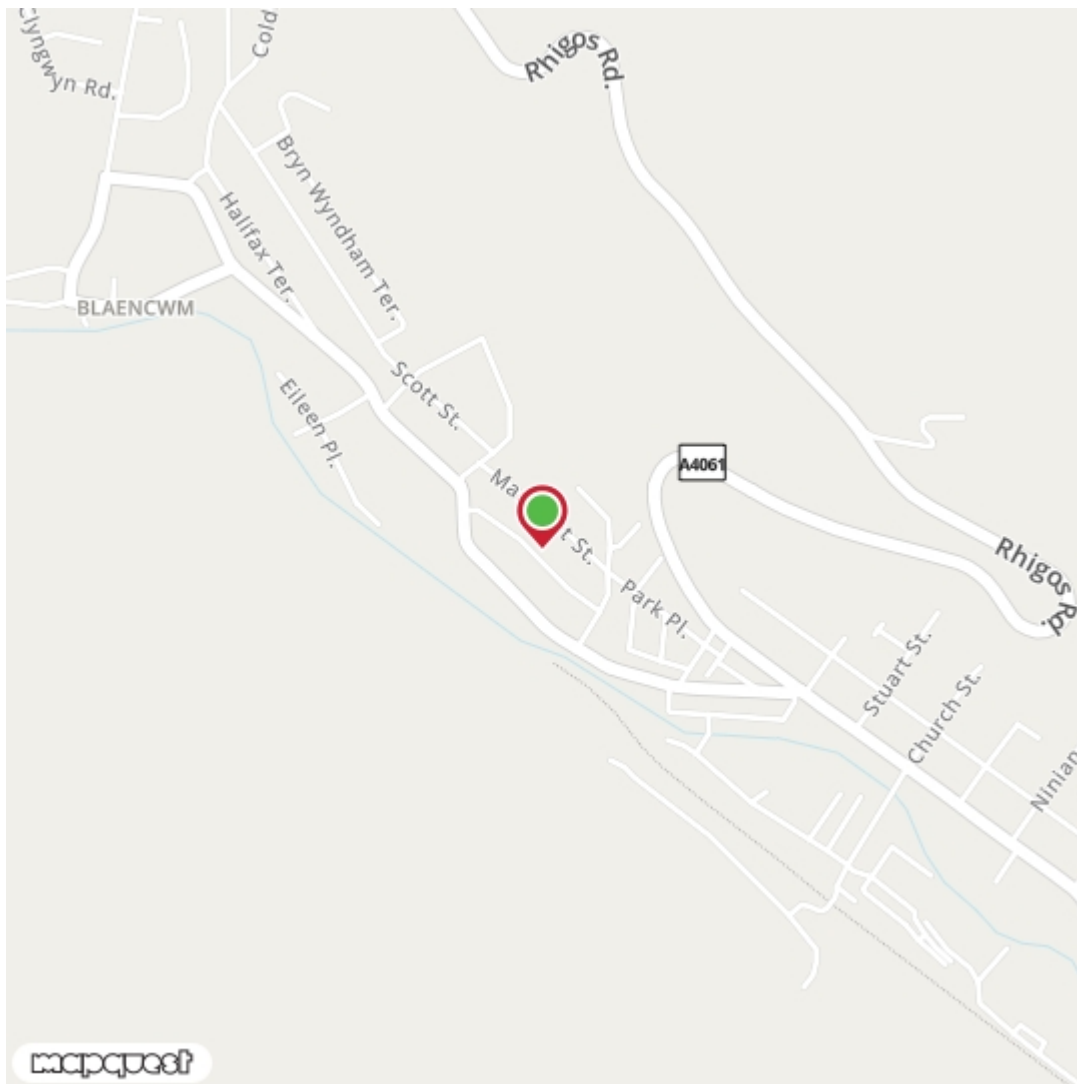
The resale tenure for this property is Freehold





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