



**Senghenydd Street, Treorchy, Rhondda Cynon Taff. CF42 6AP**

**£224,995**



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

**South Wales**  
Property Investors and Lettings 





**Senghenydd Street, Treorchy, Rhondda Cynon Taff. CF42 6AP**

**£224,995**

**Here we have an absolutely gorgeous high-end renovation which just oozes kerb appeal, and is situated right in the friendly, village of Treorchy, with the High Street and its many independent shops, cafes, and bars only a stone's throw away. This one would truly make the perfect family home and a fantastic first time buy! Benefiting from gas central heating and gorgeous grey UPVC windows throughout, and composite door this end of terraced house really does have the wow**

## Front

Light grey stone frontage with a darker grey panelling to the top, grey composite door and windows

## Lounge (27' 2" x 15' 3") or (8.29m x 4.64m)

Measured into the staircase - Plain painted walls and ceiling, spotlights, grey fitted carpet, media wall with electric fire, two radiators, silver electric sockets, french doors

## Kitchen (15' 2" x 8' 0") or (4.62m x 2.45m)

Plain painted walls and ceiling with spotlights, grey laminate flooring, grey fitted kitchen units with silver handles and white and grey fleck worktops, extractor fan, electric oven and hob, fitted dishwasher, fitted fridge freezer, sink and drainer, silver sockets, lighting under worktops

## Utility Room (5' 11" x 5' 11") or (1.80m x 1.81m)

Plain painted walls and ceiling, one light fitting, white spec worktops, storage, light grey lino flooring, upvc window, combi boiler, one radiator

## WC (5' 10" x 2' 7") or (1.79m x 0.79m)

Plain painted walls, on light fitting, WC, one small radiator, small upvc window, black lino floor, sink with vanity unit

## Landing

Plain painted walls and ceiling, spotlights, grey fitted carpet, silver electric sockets, upvc window, one radiator

## Bathroom (9' 3" x 5' 2") or (2.81m x 1.57m)

Plain painted ceiling, spotlights, white and grey speck plastic sheeting walls, wood flooring, free standing bath, WC, silver wall radiator, wood effect panelling, sink, extractor fan

## Bedroom 1 (12' 8" x 8' 9") or (3.87m x 2.67m)

Plain painted walls and ceiling, spotlights, grey fitted carpet, one radiator, silver electric sockets, upvc window

## Bedroom 2 (9' 0" x 9' 8") or (2.74m x 2.94m)

Plain painted walls and ceiling, spotlights, grey fitted carpet, one radiator, silver electric sockets, PVC window

## Bedroom 3 (9' 8" x 6' 3") or (2.94m x 1.90m)

Plain painted walls and ceiling, spotlights, grey fitted carpet, one radiator, silver electric sockets, upvc window

## Bedroom 4 (8' 4" x 5' 7") or (2.54m x 1.70m)

Plain painted walls and ceiling, spotlights, grey fitted carpet, one radiator, silver electric sockets, upvc window

## Rear Garden

Flat patio, black wrought iron gate

## 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 B







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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.

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

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.