



Ynyswen Road, Treorchy, Rhondda Cynon Taff. CF42 6EB

£155,000



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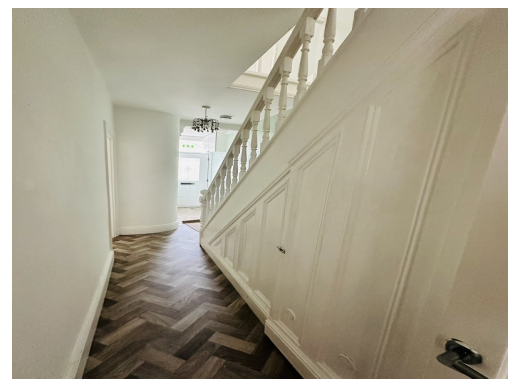




**Ynyswen Road, Treorchy, Rhondda Cynon Taff.
CF42 6EB**

£155,000

We are pleased to offer for sale with us this four bedroom mid terraced house situated in a great location on Ynyswen Road, just a short walk from the award-winning Treorchy High Street so you really do have everything at your fingertips! There are great transport links and very well performing primary and secondary schools near as well as amazing amenities!



Front

Front garden with stone path leading up and grass area to the right. Black UPVC door with white UPVC windows, cream painted around

Entrance Hall

Plain painted walls and ceiling, one light fitting, herringbone style lino flooring, one radiator

Reception Room One (12' 8" x 11' 4") or (3.86m x 3.46m)

Measured into the bay window - Plain painted walls and ceiling, one light fitting, UPVC bay window, brown fitted carpet, two alcoves, electric sockets, one radiator

Reception Room Two (12' 1" x 9' 3") or (3.69m x 2.81m)

Plain painted walls and ceiling, one light fitting, UPVC window, brown fitted carpet, two alcoves, electric sockets, one radiator

Kitchen (11' 8" x 8' 11") or (3.55m x 2.71m)

Plain painted walls and ceiling, one light fitting, herringbone style lino flooring, light mink grey fitted kitchen units with silver handles, wood worktops, silver sink and drainer, electric hob and oven with silver extractor fan

Bathroom (10' 5" x 5' 8") or (3.17m x 1.72m)

Plain painted walls and ceiling, tiled wall by the bath, herringbone style lino flooring, sink, fitted bath, silver wall radiator

WC (7' 1" x 2' 10") or (2.15m x 0.87m)

Stairs and Landing

Plain painted walls and ceiling, one light fitting, white wood staircase, brown fitted carpet

Bedroom 1 (12' 6" x 9' 3") or (3.80m x 2.82m)

Plain painted walls and ceiling, one light fitting, brown fitted carpet, UPVC window, electric sockets, one radiator

Bedroom 2 (10' 8" x 9' 7") or (3.26m x 2.92m)

Plain painted walls and ceiling, one light fitting, brown fitted carpet, UPVC window, electric sockets, one radiator

Bedroom 3 (10' 8" x 9' 7") or (3.25m x 2.92m)

Plain painted walls and ceiling, one light fitting, brown fitted carpet, UPVC window, electric sockets, one radiator

Bedroom 4 (10' 9" x 5' 4") or (3.28m x 1.62m)

Plain painted walls and ceiling, one light fitting, brown fitted carpet, UPVC window, electric sockets, one radiator

Rear Garden

Services

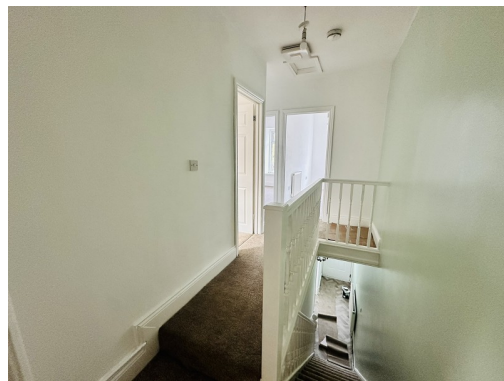
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure


The resale tenure for this property is Freehold

Council Tax

The council tax for this property is band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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.