



Tynybedw Street, Treorchy, Rhondda Cynon Taff. CF42 6PY

£159,995



South Wales Property Investors & Lettings
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**Tynybedw Street, Treorchy, Rhondda Cynon
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Three bedroom family home for sale in fantastic location!!



Front

Stone built frontage, white sash windows, navy blue UPVC door, white painted sills and surround

Entrance (4' 1" x 3' 4") or (1.25m x 1.01m)

Plain walls and plain ceiling, spotlights, Victorian style flooring, half pine and half glass panned door leading into the lounge

Lounge (21' 10" x 14' 3") or (6.65m x 4.34m)

Plain walls and plain painted ceiling, one feature wall painted in duck egg blue, oak wood flooring, two light fittings, two alcoves, under stair storage, two radiators, electric sockets

Kitchen (10' 11" x 10' 1") or (3.32m x 3.08m)

Sjy light built in, cream fitted kitchen with black handles, light sage green colour painted walls, plain painted ceiling with spotlights, grey square lino flooring, breakfast area, gas hob, electric oven, extractor fan, black sink and drainer, fittings for washing machine and separate fridge freezer, one radiator

Bathroom (10' 11" x 5' 7") or (3.32m x 1.70m)

Solid pine door, glowworm combi boiler, grey and white tile flooring, built in WC, Sink with vanity draw, walk in shower, silver wall radiator, plain painted ceiling with spotlights

Stairs and Landing

Beige fitted carpet, plain painted walls and ceiling with spotlights, smoke alarm

Bedroom 1 (11' 8" x 10' 11") or (3.55m x 3.32m)

Two windows to the rear, plain wood door, beige fitted carpet, plain painted walls and ceiling with one olive green feature wall, electric sockets, radiator, two light fittings

Bedroom 2 (10' 10" x 8' 7") or (3.31m x 2.61m)

Plain wood door, sash window, beige fitted carpet, plain walls and ceiling, one light fitting, one radiator, electric sockets

Bedroom 3 (7' 8" x 5' 10") or (2.33m x 1.78m)

Plain wood door, plain painted ceiling and walls, light fitting, one radiator, sash window, beige carpet, electric sockets

Attic room (14' 2" x 7' 1") or (4.32m x 2.15m)

Wood stairs, boarded, plain painted ceilings and walls

Rear Garden

Flat patio area with steps leading up to another patio area, two storage sheds at the rear

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+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(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.