



**Halifax Terrace, Treherbert, Treorchy, Rhondda Cynon Taff. CF42 5SU**

**£144,995**



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

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**Stunning high end renovated three bedroom house for sale!!**



## Front

Stone front with over head porch, sash Georgian windows and composite door

## Entrance Porch (4' 6" x 3' 10") or (1.38m x 1.18m)

Plain white walls and ceiling, one light fitting, decorative tile Victorian style flooring, electrics boxed in

## Lounge (20' 10" x 14' 1") or (6.34m x 4.28m)

Plain white walls and ceiling, two light fittings, three alcoves, one radiator, upvc window to the front, oak flooring , electric sockets

## Kitchen/Diner (12' 4" x 9' 5") or (3.75m x 2.86m)

Matt navy kitchen, pine worktops, large sky light, Victorian style tiled floor, plain walls and ceiling, spotlights, glass and oak wood sliding doors, white Belfast sink, lamona electric hob and oven, fitted fridge freezer and dishwasher

## Shower Room (9' 7" x 4' 0") or (2.92m x 1.22m)

Decorative tile flooring, half plain white walls and half white tiles, panelled ceiling, black walk in shower with power shower, sink with grey vanity unit, WC, spotlights, extractor fan, radiator

## Stairs and Landing

Plain walls and plain ceiling, one light fitting, beige fitted carpet, small upvc window, white wood staircase, attic hatch, smoke alarm

## Bedroom 1 (10' 9" x 6' 11") or (3.27m x 2.11m)

Beige fitted carpet, plain walls, plain ceiling, UPvc window, one radiator, one light fitting, electric sockets, wood door

## Bedroom 2 (10' 4" x 9' 8") or (3.14m x 2.95m)

Beige fitted carpet, plain walls, plain ceiling, UPvc window, one radiator, one light fitting, electric sockets, wood door

## Bedroom 3 (7' 5" x 6' 10") or (2.27m x 2.09m)

Beige fitted carpet, plain walls, plain ceiling, UPvc window, one radiator, one light fitting, electric sockets, wood door,

## Rear Garden

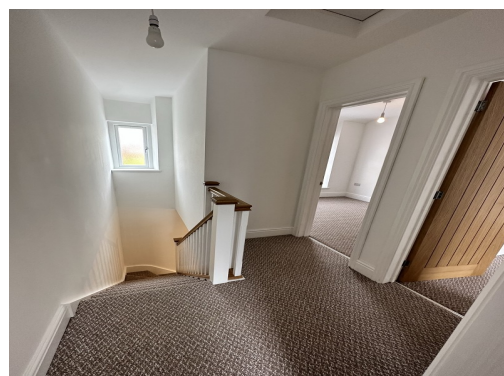
Steps up to grass area, fenced all around

## Services


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

## Tenure

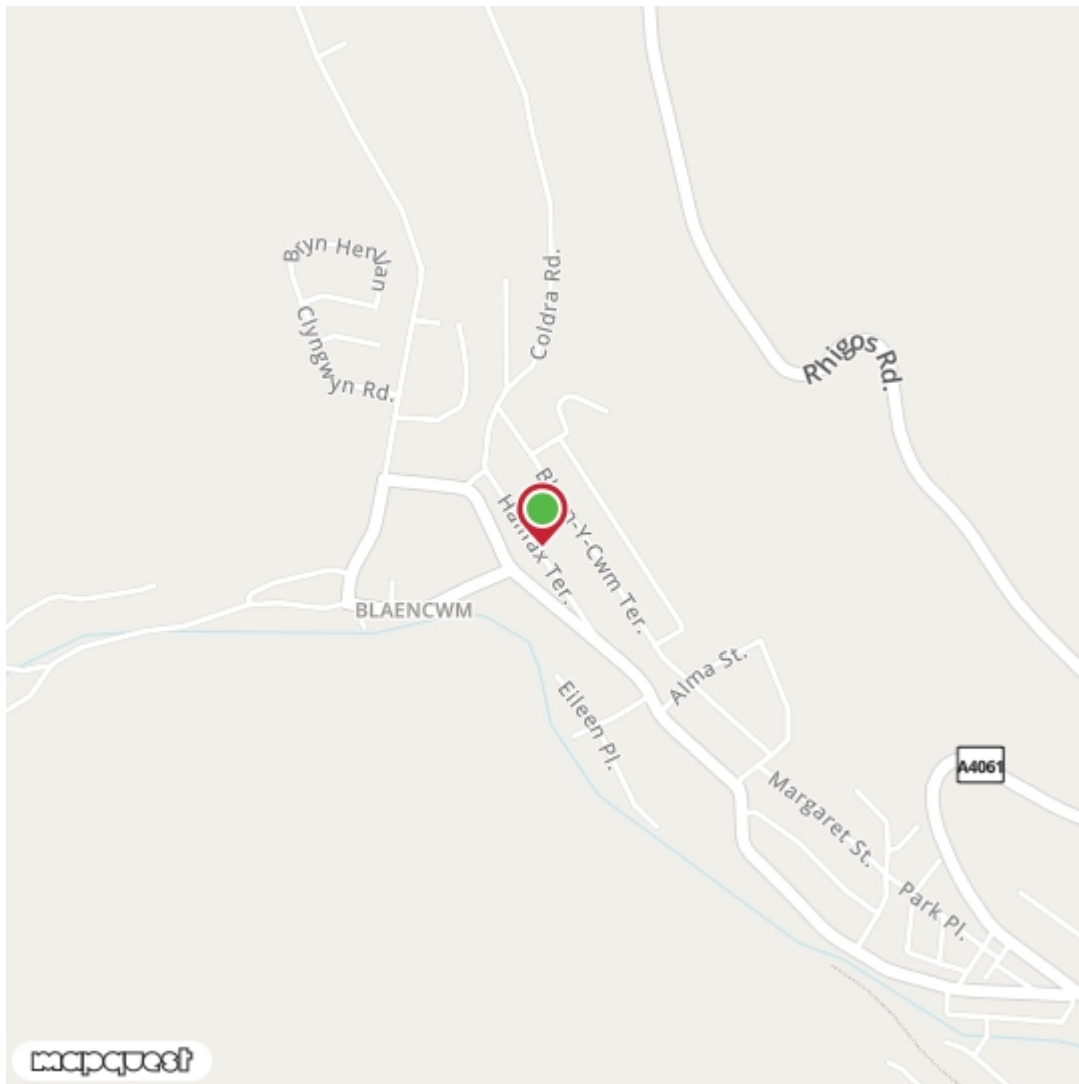
The resale tenure for this property is Freehold





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.