



Park Road, Treorchy, Rhondda Cynon Taff. CF42 6LF

£79,995



South Wales Property Investors & Lettings
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Cosy Two Bedroom Cottage Available in Cwmparc!

Front

Forecourt approach laid with grass lawn, traditional stone frontage, brown UPVC double glazed windows, brown UPVC front door.

Lounge (12' 6" x 11' 10") or (3.81m x 3.61m)

UPVC double glazed window to the front, papered walls, two alcoves with built in cupboards, artex ceiling, light fitting, brown fitted carpet, marble effect fireplace, fitted gas fire, radiator, frosted glass window with wood surround overlooking rear lounge, electric sockets, gas meter, under-stairs storage.

Dining Room (13' 11" x 6' 10") or (4.23m x 2.09m)

Papered walls, papered ceiling, light fitting, brown fitted carpet, frosted window overlooking the lounge, built in glass cabinet, built in cupboard, radiator, electric sockets.

Kitchen/Diner (10' 7" x 13' 9") or (3.22m x 4.18m)

UPVC double glazed window to rear, lemon painted walls, papered ceiling, strip lighting, country style cream fitted kitchen, marble effect worktops, tiled splash-back, fitted electric hob and oven, extractor fan, stainless steel sink and drainer, chrome mixer tap, beige lino flooring, radiator, electric sockets, UPVC door to the rear.

Bathroom (5' 10" x 5' 6") or (1.79m x 1.68m)

UPVC double glazed window to the rear, lemon painted walls with white tiling, papered ceiling, light fitting, walk in shower with handrail and low doors, shower rail, pedestal basin with chrome mixer tap, vanity unit, low level W.C. extractor fan, non slip flooring.

Stairs and Landing

Papered walls, papered ceiling, light fitting, attic hatch, brown fitted carpet, wooden handrail,

Bedroom 1 (12' 6" x 11' 1") or (3.81m x 3.39m)

UPVC double glazed window to the front, papered walls, papered ceiling, light fitting, fitted carpet, radiator, electric sockets, pine wood door to a built in cupboard with fitted combi gas boiler, white wood door.

Bedroom 2 (14' 1" x 6' 11") or (4.28m x 2.11m)

UPVC double glazed window to the side, papered walls, papered ceiling, light fitting, fitted carpet, radiator, electric sockets, white door.

Rear Garden

Patio area, with steps leading to a concrete path dividing a good sized grass lawn, steel hand-rail, brick built garden walls.

Front Garden

Steps with steel hand-rail leading up to a concrete path, with a grass lawn area, brick built walls.


Services

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

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		
(55-68) D		
(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.