



**Upper St. Albans Road, Treherbert, Treorchy, Rhondda, Cynon, Taff. CF42**

**Offers In Region Of £129,995**



**South Wales Property Investors & Lettings**  
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**Upper St. Albans Road, Treherbert, Treorchy,  
Rhondda, Cynon, Taff. CF42 5SR**

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**We are pleased to offer for sale a beautiful four bedroom property in a quiet side street a short drive away from the high street of Treherbert. With transport links and amenities nearby, the location is perfect for those looking to escape the hustle and bustle. Opening via a small porch in to the lounge, the property has modern decor throughout. A large open plan lounge is ideal for a growing family. Behind the lounge, the kitchen is fully fitted with a range of modern base and wall**

## Front

The mid terrace property has a cream painted front with brown UPVC windows and front door. The front door opens on to an entrance porch (1.01m x 1.39m). The porch has plain walls and ceiling with a wood flooring laid. The electric meter and consumer unit are on the wall and a light fitting is present.

## Lounge (20' 4" x 14' 4") or (6.21m x 4.38m)

The open plan lounge has plain emulsion walls with a feature papered wall. A marble fireplace is in situ. A laminate is flooring laid. The ceiling is plain with two light fittings. The lounge benefits from two UPVC windows, one to the front and rear as well as a large under stairs storage cupboard. Two radiators are fitted and there are electric sockets throughout.

## Kitchen (10' 8" x 10' 0") or (3.26m x 3.04m)

A modern wood door with glass inlay opens into the kitchen. The walls and ceiling are plain with inlaid spotlights. A range of base and wall units are fitted with complimentary worktops and includes an integrated fridge freezer, electric hob and oven with extractor fan above and a white sink and drainer. Tiles are fitted in the splashback areas. A wood flooring is laid. A radiator is on the wall and there are electric sockets throughout.

## Bathroom (10' 0" x 5' 5") or (3.06m x 1.66m)

The bathroom walls are part tile, part emulsion. The ceiling is plain with inlaid spotlight and extractor fan fitted. To the rear are two UPVC windows with privacy glass. The bathroom suite comprises of bath with overhead shower and glass screen, pedestal sink and low level WC. A tiled flooring is laid. A large silver wall radiator is in situ.

## Landing

The open plan staircase leads from the lounge to the landing. The walls and ceiling are plain with a standard light fitting. A white wooden balustrade is fitted. A carpet is laid to the stairs and landing. A radiator is on the wall. An attic hatch opens with a pull down ladder to give access to the boarded out attic room.

## Bedroom 1 (10' 3" x 9' 11") or (3.12m x 3.03m)

A UPVC window is to the side. The walls and ceiling are plain with a standard light fitting. A carpet is laid. A radiator is on the wall and there are electric sockets throughout.

## Bedroom 2 (8' 11" x 8' 11") or (2.71m x 2.71m)

The walls and ceiling are plain with a standard light fitting. A UPVC window is to the side. A carpet is laid. A radiator is on the wall and there are electric sockets throughout.

## Bedroom 3 (11' 11" x 8' 10") or (3.63m x 2.70m)

The walls and ceiling are plain with a standard light fitting. A UPVC window is to the front offering beautiful views of the surrounding valley. A fitted carpet is laid. A radiator is on the wall and there are electric sockets throughout.

## Bedroom 4 (8' 11" x 5' 4") or (2.73m x 1.63m)

The walls and ceiling are plain with a standard light fitting. A UPVC window is to the front. A wood flooring is laid. A radiator is on the wall and there are electric sockets throughout.

## Rear Garden

A small area of artificial grass upon exiting the kitchen leads on to a set of stone steps with handrail; a Spanish style garden with a storage shed and access to the rear lane. The garden has spectacular views across the valley.

## Services

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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.