



**Prospect Place, Treorchy, Rhondda Cynon Taff. CF42 6RE**

**Offers Over £149,995**



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

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**South Wales Property Investors & Lettings are pleased to present to the market this beautifully presented three bedroom terraced home, which is perfectly positioned on a peaceful side street, and just moments away from the bustling heart of Treorchy High Street.**

**Beyond its charming exterior of appealing original stone, lies a meticulously renovated home that seamlessly blends classic elegance with modern convenience. Upon entry, you're**



## Front

Original stone frontage with newly fitted sash style uPVC windows and blue composite front door which is partially glazed

## Entrance

Grey carpets, electric meter boxes, door for access to storage, white painted walls and ceiling, pendant ceiling light, step up to;

## Living Room (20' 5" x 11' 1") or (6.23m x 3.38m)

Grey carpet, white painted walls and ceiling, radiators, pendant ceiling lights, sockets, uPVC sash window to front, cupboard housing gas meter, wooden slated door to under stairs cupboard, door to stairs, arch through to;

## Kitchen (14' 11" x 7' 5") or (4.54m x 2.25m)

Wood effect Vinyl flooring, high gloss wall and base units with effect worktops and PVC panelling back splash, electric oven with electric hob and stainless steel extractor fan above, spotlights, space for white goods, white composite sink and drainer with black mixer tap, uPVC window to rear and PVC door to rear garden

## Bedroom 1 (11' 5" x 9' 9") or (3.49m x 2.97m)

Grey carpet, radiator, pendant ceiling light, sockets, white painted walls and ceiling, uPVC sash window to front

## Bedroom 2 (9' 1" x 8' 10") or (2.77m x 2.70m)

Grey carpet, radiator, pendant ceiling light, sockets, white painted walls and ceiling, uPVC sash window to rear

## Bedroom 3 (8' 11" x 5' 1") or (2.71m x 1.54m)

Grey carpet, radiator, pendant ceiling light, sockets, white painted walls and ceiling, uPVC sash window to front

## Bathroom (8' 6" x 7' 11") or (2.59m x 2.42m)

Grey carpet, radiator, spotlight, white painted ceiling and PVC panelled walls with marble effect, uPVC sash window to rear, vanity sink with mixer tap and base unit below, bath, WC, cupboard housing combination boiler, extractor fan

## Rear Garden

Slabs on pathway to the middle with gradual steps up and pebbled areas either side, patio area to the rear with gated rear lane access and fenced boundaries

## Services

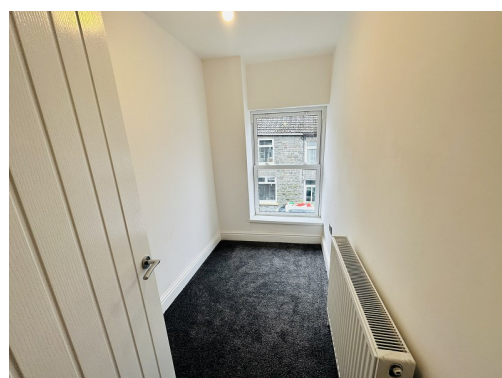
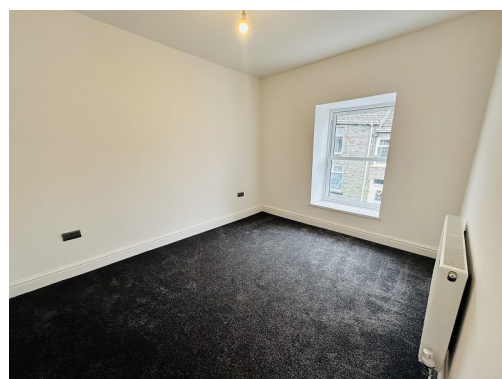
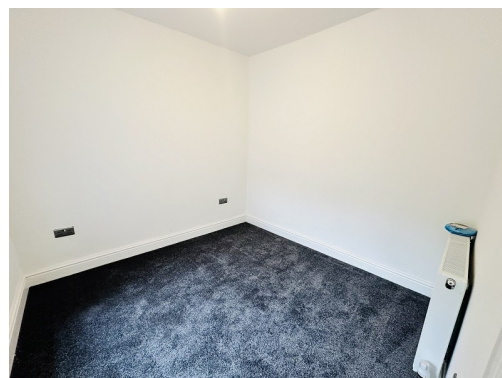
This property has the following services: Mains electricity, mains water, mains drainage, mains gas

## 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.