



**Barrett Street, Treorchy, Rhondda Cynon Taff. CF42 6LN**

**£125,000**



**South Wales Property Investors & Lettings**  
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**This is a three-bedroom mid-terrace property located on Barrett Street in Cwmparc.**

**The lounge features wood laminate flooring with cream-painted walls and an artex ceiling. It includes a gas fireplace with wooden surround features, a fitted light unit, central heating radiator, and a front-facing PVC window dressed with curtains. The window provides natural light and scenic views of the surrounding valley mountains.**



## Front

front of the house outside.  
PVC windows and doors

## Entrance (2' 1" x 4' 2") or (0.63m x 1.26m)

## Living Room (21' 2" x 14' 2") or (6.46m x 4.31m)

plain painted walls and artex ceiling, two light fittings, wood laminate flooring, gas fire with wood surround, electric sockets, under stairs storage, PVC window with curtains

## Kitchen (8' 6" x 10' 8") or (2.58m x 3.25m)

PVC windows, one light fitting, artex ceiling, white high gloss fitted kitchen units base and wall, silver sink and drainer, electric fitted hob and oven with extractor fan, fitting for washing machine and fridge e.t.c, grey tile flooring.

## Bathroom (5' 10" x 4' 7") or (1.77m x 1.39m)

Working fitted light unit, cladding walls, Viynl flooring, WC, fitted bath, overhead shower, sink with mirrored vanity unit above, One PVC window

## Stairs

Grey fitted carpet, white wooden hand rail, white painted walls

## Bedroom 1 (14' 1" x 8' 5") or (4.28m x 2.57m)

Cream walls, storage space by door side, grey fitted carpet, two PVC windows with curtains, one light unit,electric wall sockets, one radiator

## Bedroom 2 (8' 5" x 6' 3") or (2.57m x 1.90m)

PVC window, one light fitting, grey fitted carpet, one radiator, electric wall sockets,

## Bedroom 3 (8' 1" x 5' 10") or (2.47m x 1.78m)

blue painted wall, one PVC window, fitted light unit, grey fitted carpet, radiator, electric wall sockets

## Shower Room (5' 1" x 4' 11") or (1.55m x 1.49m)

cladding walls, fitted light unit, walking wet room shower, shower curtain rails, mirror above sink,

## Rear Garden

elevated garden with steps, flat patio, wooden gate to 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

## 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>		
(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.