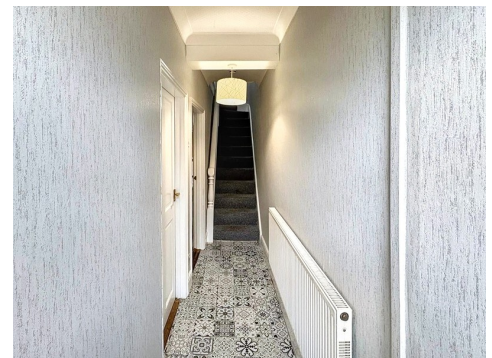
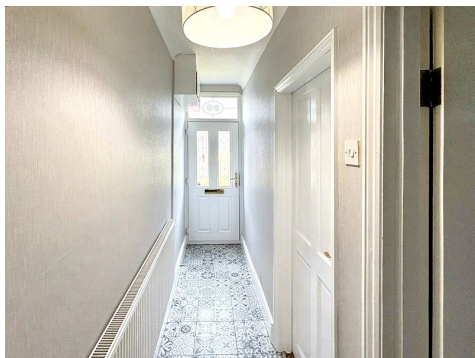




Dumfries Street, Treorchy, Rhondda Cynon Taff. CF42 6TS

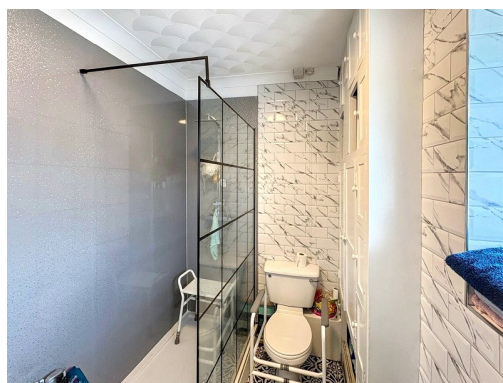
£190,000



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

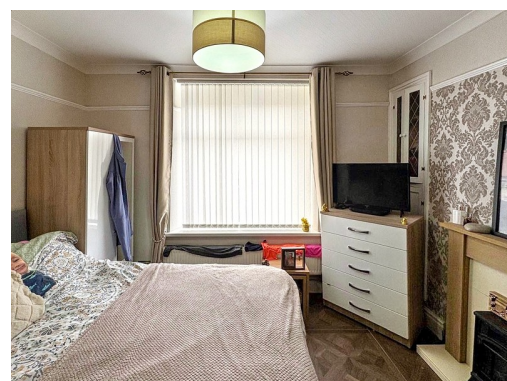
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Dumfries Street, Treorchy, Rhondda Cynon Taff. CF42 6TS
£190,000

Charming 3-bed, 1-bath house with 3 reception rooms. Features a stone exterior with green brick accents, gas heating, and double glazing. Inside, a bright hallway with decorative flooring leads to spacious living areas, including an open lounge with a feature wall and mounted TV. No parking available.



Hallway

This hallway features a clean and inviting design with light-coloured walls, creating a bright atmosphere. The flooring is decorated with patterned tiles, adding a stylish touch. Natural light is available through the front door, which has a glass panel. The space is well proportioned, offering ample room for movement. The overall impression is one of a tidy, well-maintained entryway that enhances the accessibility of the home.

Lounge

This inviting living room features a blend of modern and classic design elements. The walls are adorned with stylish decorative wallpaper, enhancing the overall aesthetic. Natural light is filtered through the windows, providing a bright and airy atmosphere. The flooring is tastefully designed, contributing to a warm and welcoming environment. The room is well-proportioned, allowing for versatile layout options to suit various preferences. It offers a comfortable space for relaxation and social gatherings.

Reception Room Two

This room features an open layout that enhances the feeling of space and light. It is characterised by a decorative ceiling and elegant wall treatments, creating a warm and inviting atmosphere. The flooring presents a distinct pattern, contributing to the overall aesthetic appeal of the area. Natural light flows through large windows, while interesting architectural details, such as feature walls, add charm to the environment. Adjacent to the room are doorways leading to other parts of the property, ensuring accessibility and flow throughout.

Kitchen

This well-designed kitchen features a functional layout, accentuated by a combination of modern cabinetry and intricate patterned flooring. The long, linear space is illuminated by natural light coming through a skylight and a door leading to an outdoor area. The kitchen is equipped with ample storage solutions, ensuring a tidy environment. The overall aesthetic combines a contemporary style with classic elements, creating a welcoming atmosphere. The light colour palette enhances the sense of space, making it a bright and inviting area for cooking and daily activities.

Bedroom 2

This is a well-proportioned bedroom featuring a neutral colour scheme on the walls, creating a warm and inviting atmosphere. The room is designed to maximise space, making it suitable for various layouts. Natural light is anticipated to fill the space, contributing to a bright environment. The flooring is carpeted, enhancing comfort and warmth. Overall, this room offers a functional living area with potential for personalisation.

Bedroom 1

This spacious bedroom features ample natural light, creating a bright and inviting atmosphere. The room benefits from a neutral colour palette, enhancing its overall appeal. The flooring is carpeted, providing comfort underfoot. The room is designed to accommodate a variety of layouts and furnishings, offering flexibility for personalisation. It is finished with tasteful decorative elements that add to its contemporary style. The layout allows for easy movement and accessibility throughout the space.

Shower Room

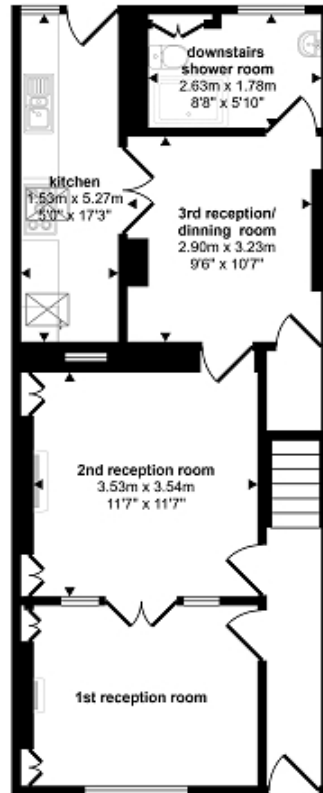
This ground floor bathroom features a contemporary design, characterised by sleek lines and a modern aesthetic. The space includes a spacious walk-in shower with a glass partition, allowing for an open and airy feel. The walls are adorned with stylish tiles, combining a subtle colour palette that enhances the brightness of the room. Natural light is captured through innovative design elements, contributing to an inviting atmosphere. The overall layout optimises space efficiently, providing a practical yet elegant environment.

Services

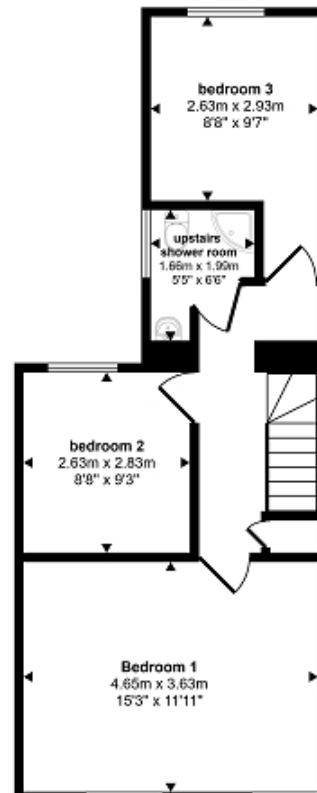
This property has the following services: Mains Electric, Mains Drainage, Mains Water, Mains Gas



Approx Gross Internal Area
103 sq m / 1112 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



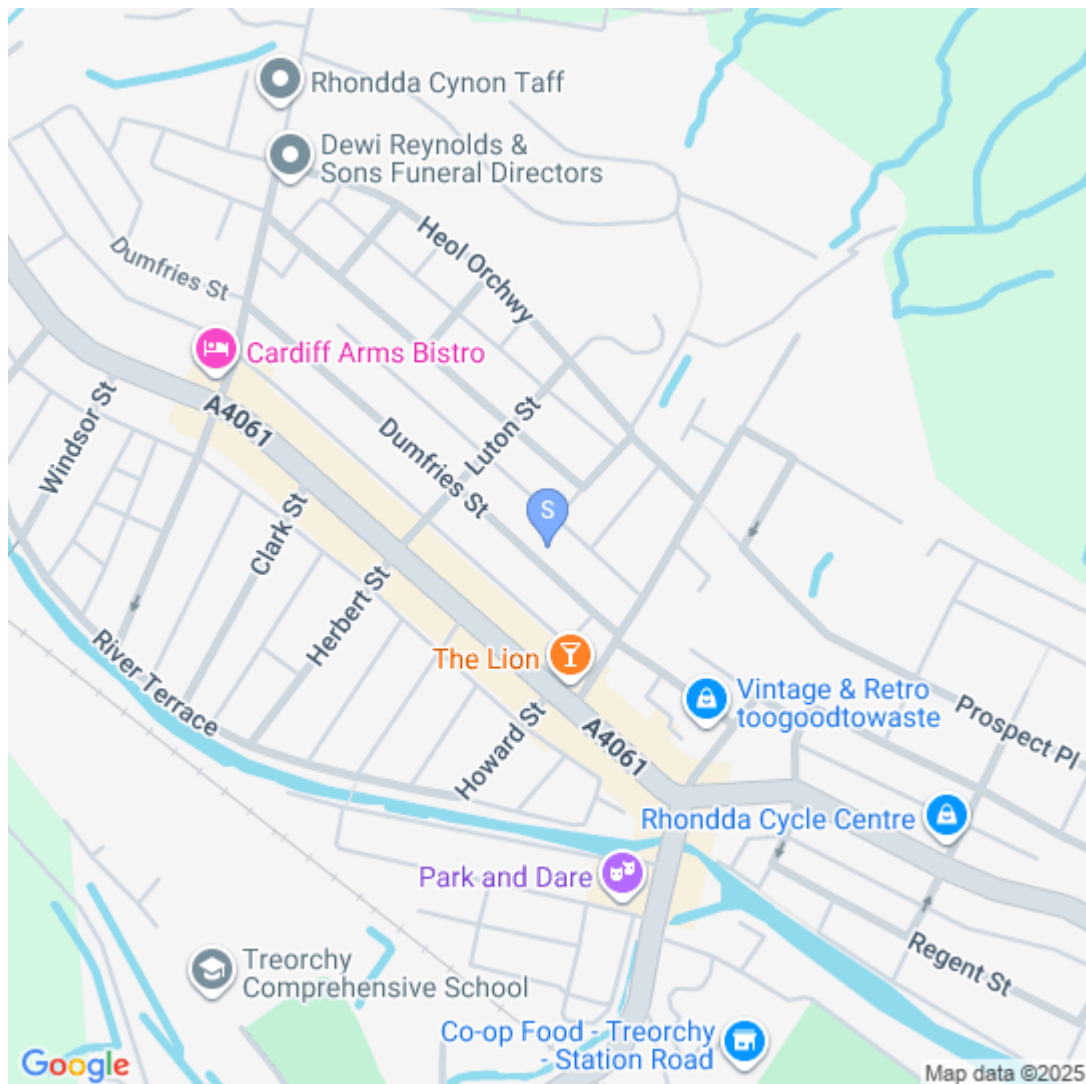
First Floor
Approx 46 sq m / 490 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.