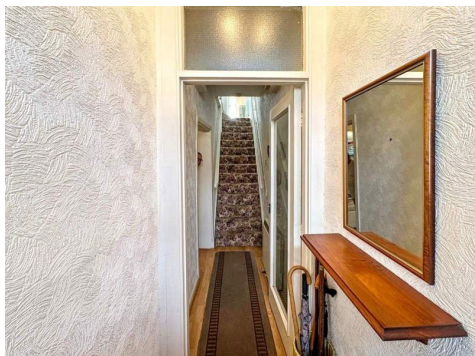




Bute Street, Treorchy, Rhondda Cynon Taff. CF42 6AU

£225,000



South Wales Property Investors & Lettings
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This property features a stone exterior with two upper windows and a front door. Inside, a hallway leads to a staircase. The living area includes a fireplace and large windows for natural light. There's a dining area visible through an opening, enhancing the spacious feel. The property is centrally located with a sale sign visible outside.



Hallway

This hallway features a welcoming layout with a staircase leading to the upper level, providing ample natural light from a window above. The walls are finished with a textured design, complemented by a neutral colour palette, creating a bright and airy atmosphere. The flooring consists of wood, offering a durable and easy-to-maintain surface. The space is designed for functionality and convenience as it connects to various areas of the home.

Lounge/diner

This inviting room features a mix of textures and tones, enhancing its warm and welcoming atmosphere. The walls are adorned with a subtle decorative border, adding character to the space. The flooring has a classic parquet design, contributing to the overall charm. An abundance of natural light enters through the glass doors, connecting the interior with the exterior. The room exudes a cosy ambiance, perfect for relaxation and gatherings.

Kitchen

This spacious kitchen features a layout designed for functionality and ease of movement. The room benefits from natural light through large windows, providing a bright and airy atmosphere. Walls are painted in a soft colour, complemented by a tiled floor that adds a practical touch. The open space allows for flexibility in usage, accommodating various kitchen activities. The design maximises the available area, making it ideal for both cooking and dining.

WC

This WC and shower room features a compact layout with direct access to an outdoor area through a glass door. It has light-coloured walls and a tiled floor. The design offers a functional atmosphere, making it suitable for various purposes. Natural light is present, contributing to the overall brightness of the space.

Bedroom 1

This room features a neutral colour palette with a mix of light wall tones and decorative wallpaper. The layout maximises the available space, providing a functional environment. Natural light is complemented by a central ceiling light fixture. The room is designed to accommodate various uses, ensuring versatility for potential occupants. It offers a welcoming atmosphere and is ready for personalised touches.

Bedroom 2

This well-appointed bedroom features a calming palette with soft pastel tones on the walls, creating a serene atmosphere. The room is designed to maximise light and space, making it inviting and comfortable. The arrangement allows for easy movement within the room, and the overall aesthetic promotes a peaceful ambiance suitable for relaxation. Suitable for a variety of decorative styles, this bedroom offers plenty of potential for personalisation.

Bedroom 3

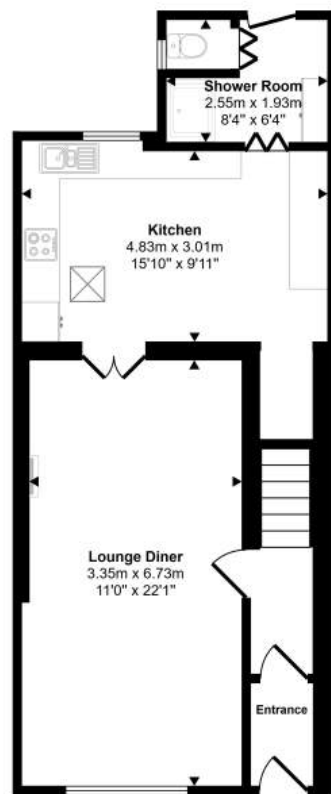
This spacious bedroom features a well-proportioned layout with natural light streaming in through fitted windows. The room is designed with a neutral colour palette, creating a calming atmosphere. Notable are the built-in storage solutions that maximise functionality and provide ample space for personal belongings. The ceiling adds dimension with a textured finish, contributing to the overall character of the space. The decor conveys a traditional aesthetic, making it a cosy retreat within the home.

Services

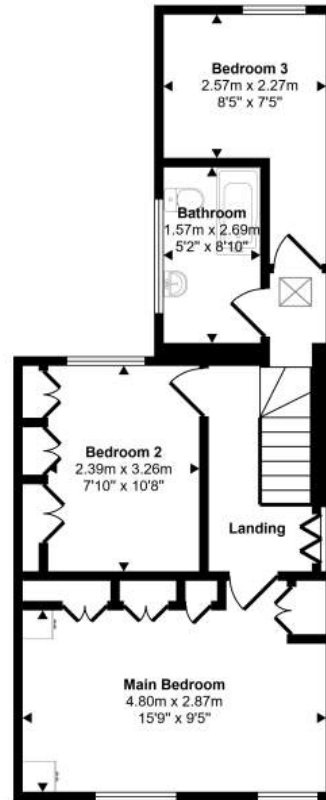
This property has the following services: Mains Electric, Mains Drainage, Mains Water, Mains Gas



Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft

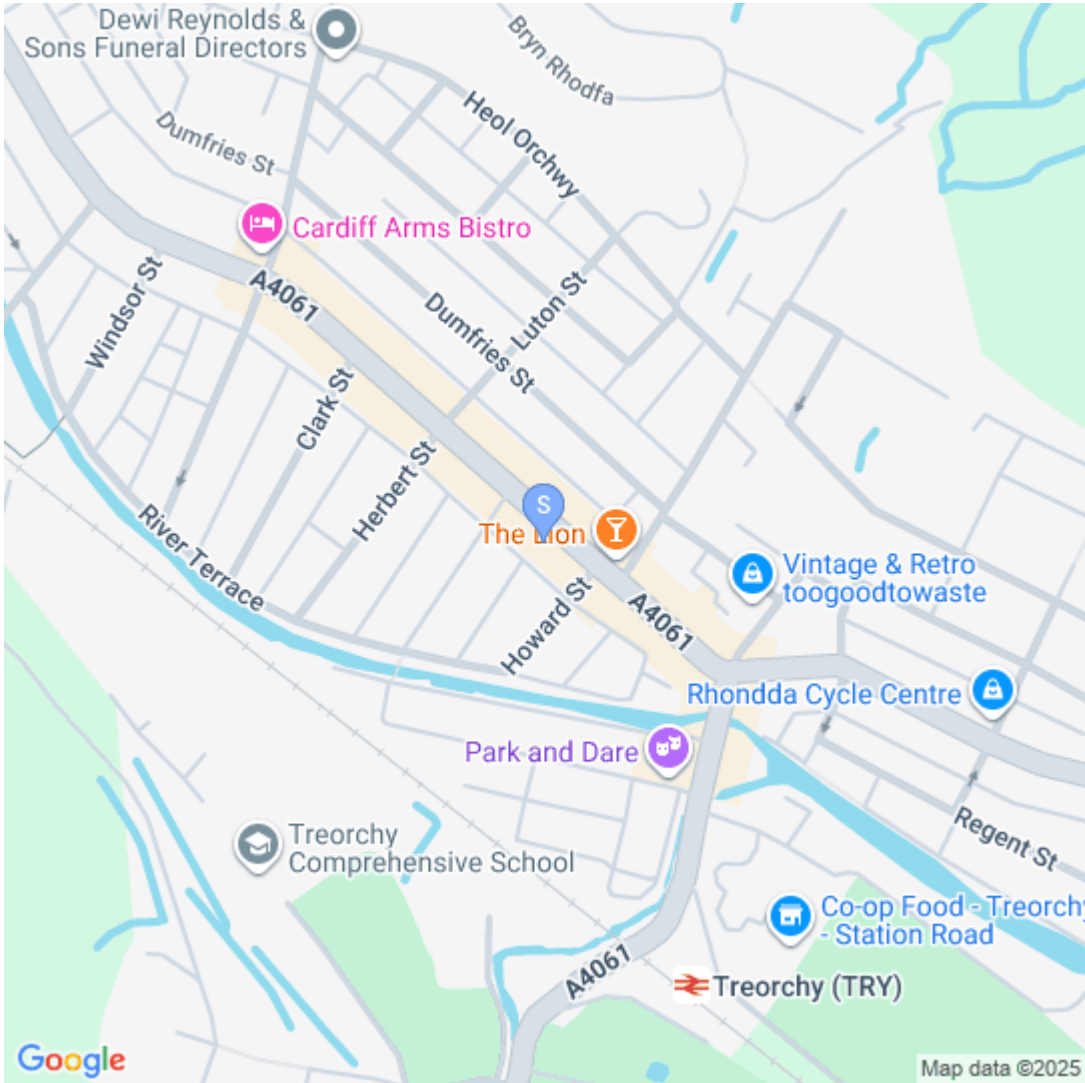


First Floor
Approx 47 sq m / 501 sq ft

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.