

House - Terraced (EPC Rating:)

89 HIGH STREET, TREORCHY, CF42 6PD

Offers Over

£169,999



3 Bedroom House - Terraced located in Treorchy

Nestled in the heart of Treorchy, this charming terraced house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is practical, ensuring that every corner is utilised effectively.

The property boasts two bathrooms, a significant advantage for busy households, providing convenience and privacy for all residents. The bathrooms are designed with modern fixtures, ensuring a pleasant experience for daily routines.

The location on High Street means you are just a stone's throw away from local amenities, including shops, cafes, and schools, making it a highly desirable area for families and professionals alike. The vibrant community

Hallway

A welcoming hallway with laminate floor and neutral grey walls, featuring a red door with decorative glass panels that allows natural light to filter in. The space leads smoothly to the staircase and lounge, setting a warm tone for the home.

Lounge/Diner

10.4 x 21.4

This spacious lounge offers plenty of room for comfortable seating, decorated in soft neutral tones with a carpet underfoot. A large window at the front floods the room with natural light and provides views outwards, creating a cosy yet airy environment. Doors allow access to bathroom and kitchen.

Kitchen

8'8" x 11'5"

This kitchen is bright and practical with wooden cabinetry and black worktops providing ample storage and preparation space. The room features a gas hob with extractor above, built-in oven and space for a freestanding fridge-freezer and a washing machine. A PVCU double glazed door and window at the rear allow natural light in and provide direct access to the garden, making it easy to bring in groceries or enjoy outdoor dining.

Bathroom 1

4'0" x 12'10"

Bathroom 1 is on the ground floor and features a large corner bath with over-head shower, WC and wash basin, tiled walls and a window that provides natural light and ventilation. The room is practical and functional with neutral tiling and fittings.

Landing

The first-floor landing is bright and spacious, carpeted and painted in pale neutral tones, with doors leading to all the bedrooms, storage, dressing room and bathroom. The layout allows for easy access throughout the upper floor of the home.

Bedroom 1

5'10" x 11'4"

Bedroom 1 features a PVCU double glaze window to the rear,

bringing in natural light. It features fitted carpet floor and plain plaster and emulsion decor, creating a bright and cosy sleeping space. Open access through to dressing room area.

Dressing Room

8'2" x 7'1"

This is a versatile dressing room adjacent to the bedroom, laminate flooring and painted in a soft green shade, with laminate flooring. It provides useful space for wardrobes or storage, enhancing bedroom organisation.

Bedroom 2

6'4" x 11'2"

Bedroom 2 is also a modest sized room, with laminate flooring and featuring wallpaper with a floral pattern on one wall. It has a window and space for bedroom furniture, offering a comfortable retreat.

Bedroom 3

8'3" x 10'8"

Bedroom 3 is a double room with a carpeted floor and a window that offers views to the front. The room is bright and airy with neutral walls, suitable for a variety of bedroom layouts.

Storage

A narrow storage room on the first floor offers a practical space for keeping household items, linens or clothing neatly organised. It is carpeted and painted white, with enough space for shelving or storage units.

Bathroom 2

5'5" x 7'5"

Bathroom 2, located on the first floor, is a well-appointed bathroom with a white panelled bath, wash basin and WC. The walls are partly tiled and the room is brightened by a window that allows natural light in.

Rear Garden

The rear garden is a split-level outdoor space featuring a paved patio area and an upper section with artificial grass. It is enclosed



by walls and fencing, offering privacy. A small outbuilding with double doors is accessible from the upper section, providing additional storage or garden room potential. The garden enjoys views of surrounding hills and offers a peaceful outdoor retreat.

Front Exterior

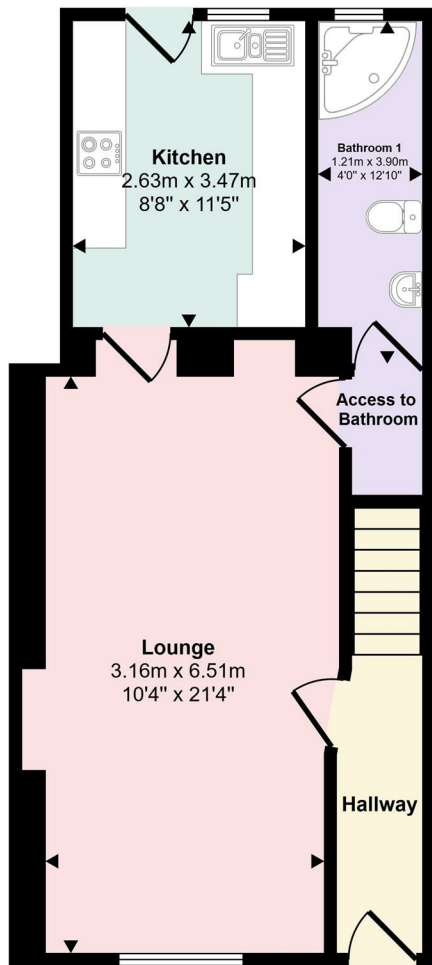
The front exterior of the property is traditional with a stone façade, complemented by a red front door with decorative glass panels. The small front yard is enclosed with a wooden fence and paved for easy maintenance.

Balcony

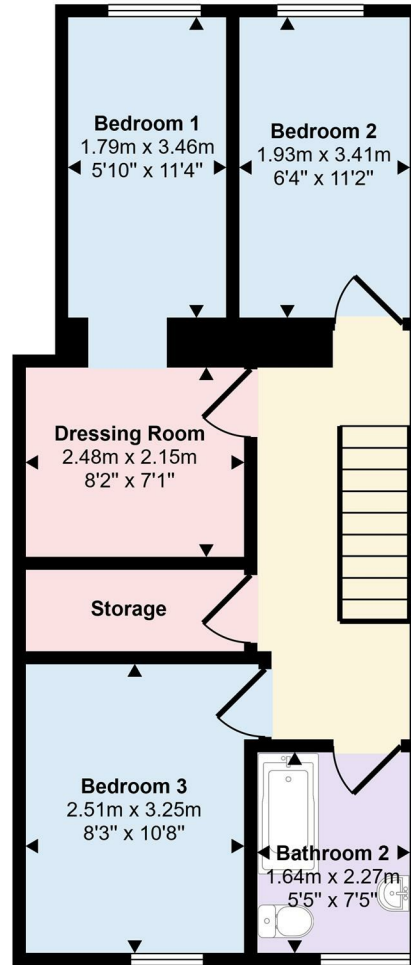
A raised wooden deck at the front of the property provides a pleasant outdoor seating area with views over the nearby hills. It is enclosed with a wooden railing and has enough space for garden chairs, making it a lovely spot for enjoying fresh air.



Approx Gross Internal Area
90 sq m / 965 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



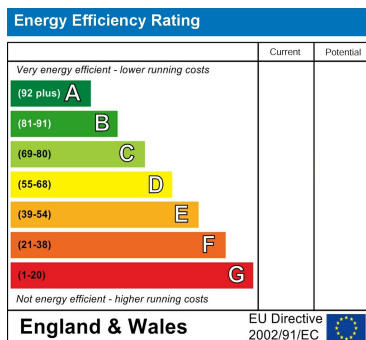
First Floor
Approx 44 sq m / 472 sq ft

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.

Council Tax Band

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Energy Performance Graph



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