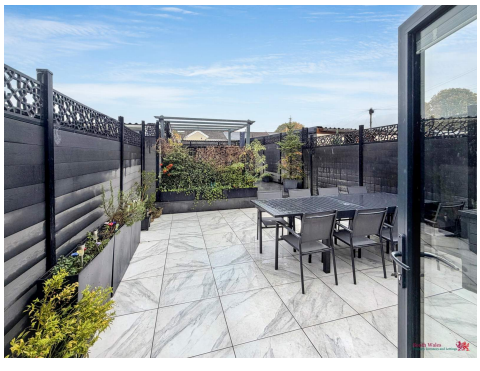
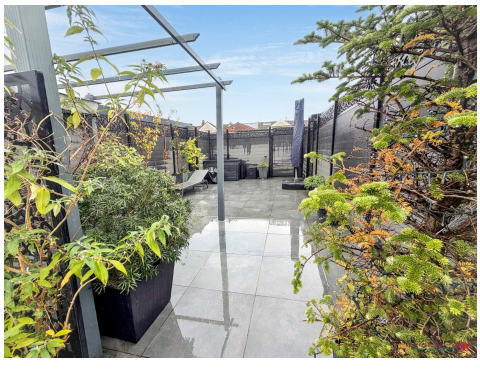


Herbert Street, Treorchy, Rhondda Cynon Taf, CF42 6AW

£259,995







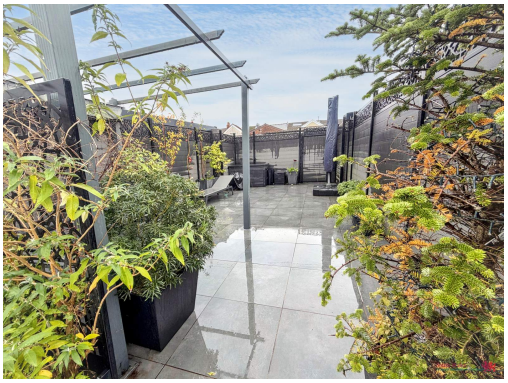
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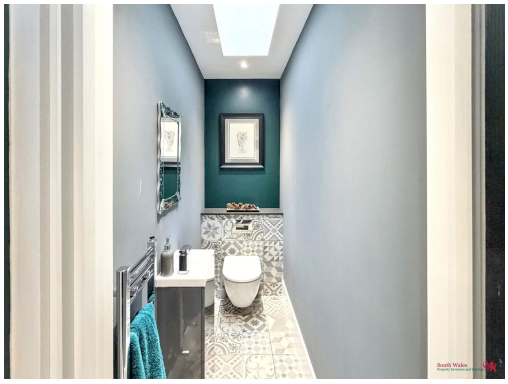
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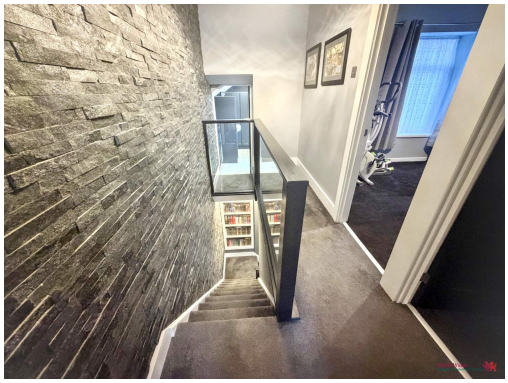
Herbert Street, Treorchy, Rhondda Cynon Taf, CF42 6AW

£259,995

A beautifully presented home with a stylish lounge and striking contemporary kitchen/diner featuring a roof lantern and garden access. Further highlights include fitted bedroom storage, a modern bathroom with bath and shower, a downstairs WC, and an attractive paved rear garden with raised planting beds and a pergola frame.

Reception Room One

A stylish and inviting reception room featuring contemporary grey décor, wood-effect flooring and a recessed fireplace. The elongated layout provides space for comfortable seating, while a tall vertical radiator adds a modern touch. A glazed internal door allows light to flow through from the adjoining area.



Kitchen

A striking contemporary kitchen fitted with sleek, handleless cabinetry, contrasting worktops and a tiled splashback. Tall units provide extensive storage alongside built-in cooking appliances, while an inset sink and hob complete the streamlined design. Recessed ceiling spotlights and accent lighting enhance the modern finish, with large marble-effect floor tiles continuing towards the adjoining dining area.

Kitchen/Diner

An impressive dining space opening from the kitchen, flooded with natural light from a striking roof lantern and full-height glazed doors to the garden. There is ample room for a family dining table, making this an ideal setting for everyday meals and entertaining. Coordinating fitted cabinetry provides additional storage and worktop space, complemented by marble-effect floor tiles, recessed spotlights and contemporary accent lighting.



WC

A stylish cloakroom featuring a contemporary WC and a washbasin set within a vanity unit. Blue-grey walls complement the decorative patterned floor tiles and matching tiling behind the WC, while a chrome heated towel rail adds a practical touch. A rooflight and recessed spotlight brighten the space.

Stairs and Landing

A striking stone-effect feature wall extends alongside the carpeted staircase, complemented by a contemporary glass balustrade with a dark handrail. The landing continues the neutral décor and fitted carpeting, providing access to the adjoining rooms.



Bedroom 1

A neatly presented bedroom featuring contemporary grey décor, fitted carpeting, and a window allowing natural light into the room. Fitted wardrobes and overhead cupboards provide useful storage around the bed, while ceiling coving completes the finish.

Bedroom 2

A versatile room currently arranged as a study and dressing space, featuring fitted shelving and mirrored wardrobe doors. Soft grey décor, ceiling coving, and fitted carpeting create a coordinated finish, making this a useful space for home working, reading, or additional clothing storage.

Bedroom 3

Currently used as an exercise and dressing room, this versatile bedroom features substantial fitted wardrobes providing ample storage. Grey décor and fitted carpeting create a coordinated finish, while a window brings in natural light and ceiling coving adds a neat finishing touch.



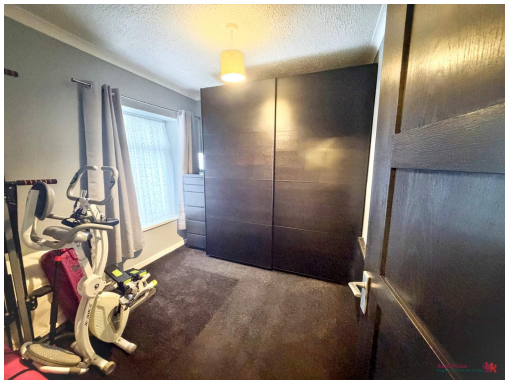
Rear Garden

An attractively presented rear garden featuring a generous paved terrace, ideal for outdoor dining and entertaining. Raised planting beds introduce colour and greenery, complemented by dark boundary fencing with decorative trellis panels. Glazed doors connect the garden to the kitchen/dining area, creating a welcoming extension of the living space.

Garden room

Rear Garden – Further View

The paved garden continues beneath a contemporary pergola frame, with established shrubs and raised planters adding greenery and character. Dark boundary fencing complements the modern landscaping, creating an attractive setting for seating, entertaining, and enjoying the outdoors.

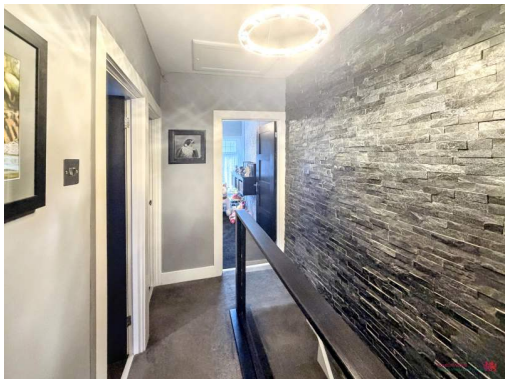


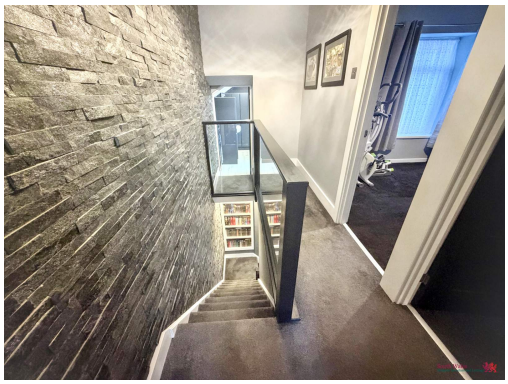
Bathroom

A striking contemporary bathroom featuring a bath with whirlpool-style jets, a shower, and a washbasin set within a vanity unit. Dark panelled walls contrast with light wood-effect flooring, while fitted storage and accent lighting around the bath enhance the stylish finish.

Services

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











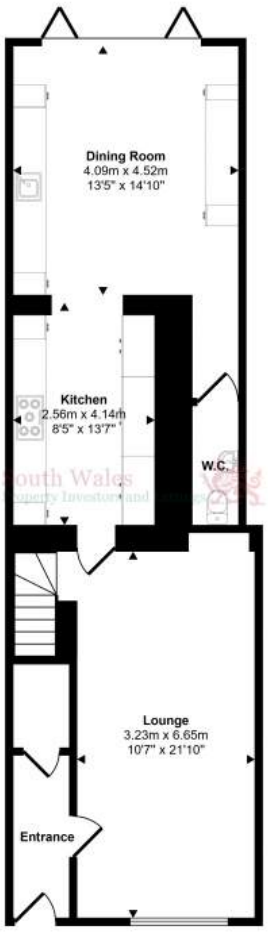
Approx Gross Internal Area
111 sq m / 1195 sq ft



Ground Floor
Approx 67 sq m / 718 sq ft

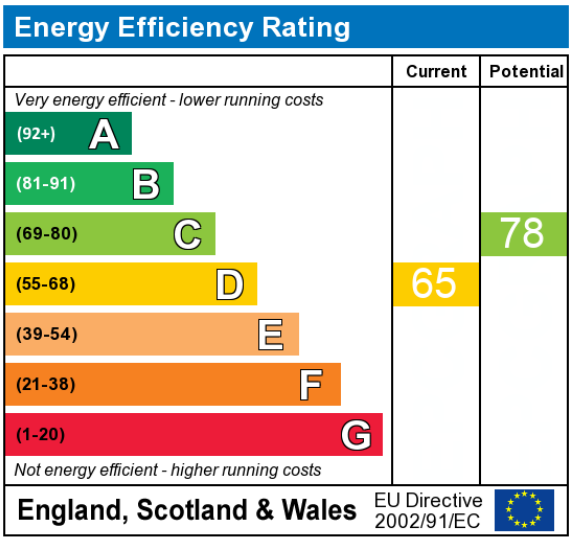
First Floor
Approx 44 sq m / 477 sq ft

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.



Ground Floor
Approx 67 sq m / 718 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.



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.