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TO LET

Herbert Street, Treorchy, CF42 6AW

AVAILABLE 1st April | Unfurnished | 3 Bedrooms | Large Rear Garden
Popular Treorchy Side Street | UPVC Double Glazing | Large Reception Room |
Gas Central Heating | Close To Town Centre & Treorchy Railway Station
Viewing Recommended | EPC Rating: D



£700 Per Calendar Month



AVAILABLE 1st April! MOVE STRAIGHT IN! IMMACULATELY presented, This THREE bed terraced property is an IDEAL FIRST HOME.

This beautifully presented traditional mid terraced property has been MODERNISED with a generous sized living area, located in a sought after side street in the heart of Treorchy. It offers excellent family accommodation with one large reception room, kitchen, family bathroom, three bedrooms and large rear garden. This home is UNFURNISHED. The property benefits from a large rear garden with multiple areas to enjoy including a patio area directly outside the kitchen door.



This house MUST BE VIEWED and is ready for new tenants. It benefits from uPVC double glazed windows, gas central heating from a new combo boiler, this is a great opportunity for new tenants to move straight in. Situated in a much sought after residential side street, within easy walking distance of the main Shopping Centre in Treorchy, close to all local amenities and only a five minute walk to Treorchy railway station.

Viewing is highly advised.

AVAILABLE 1st April 2024

The Accommodation comprises

Entrance Hall - 2'7" x 9'6" (0.80m x 2.93m)

Via Upvc front door, staircase, radiator, textured ceiling and walls, wood flooring (which will be found throughout the ground floor, except the kitchen).

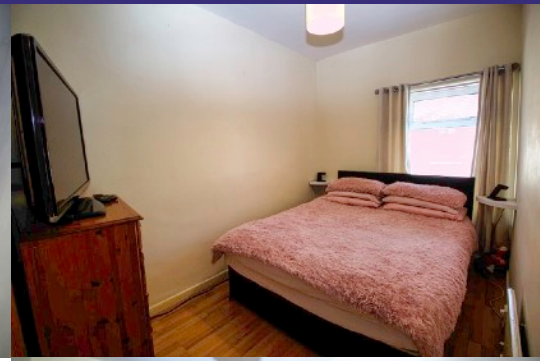
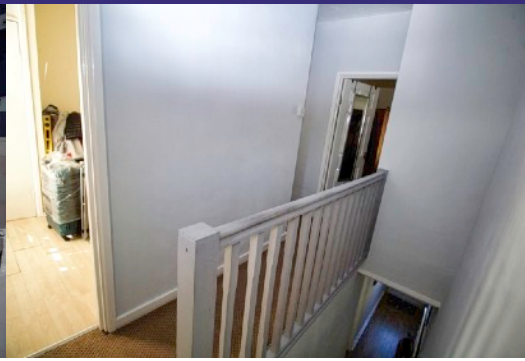
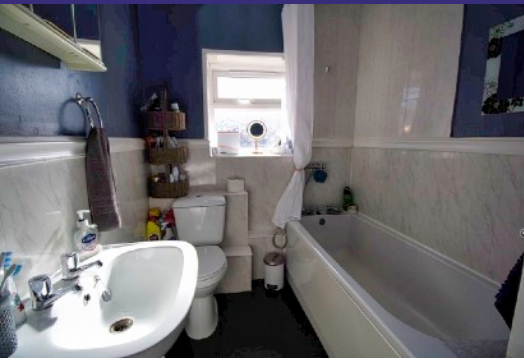
Living Room - 11'2" x 21'8" (3.41m x 6.59m)

Entered via a wooden door, the lounge is laid with wood flooring with a wall mounted radiator offering ample heating on those cold winter nights, plus gas fired fire place with mantle surround. Ample power sockets, T.V point and a uPVC double glazed window overlooking the front. This is an ideal space for the children and family to relax and enjoy quality family time together.

The Dining Area is the perfect space for family meals the dining area continues the wood flooring, a wall mounted radiator, additional storage under the stairs and electrical sockets. Coved and Textured ceiling throughout.

Door leading to internal hall and family bathroom and door leading to kitchen.





Kitchen - 7'9" x 11'10" (2.36m x 3.62m) [max]

Entered via wooden door from the dining area, the kitchen is fitted with wall and base units, drawers and worktop over, stainless steel sink. Its not the largest kitchen in the world, but provides the ideal environment for producing those perfect family meals. Four ring electric cooker, overhead extractor chimney and space for all your appliances. Door leading to rear garden.

Family Bathroom - 5'11" x 6'4" (1.80m x 1.92m)

A white three piece suite with panelled bath, with shower over provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and pedestal sink. Tiled splash back. Extractor fan. And obscured window to the rear.

First Floor Landing -

Stairs rising from the entrance hallway, fitted carpets, doors to all first floor rooms and loft hatch with uPVC double glazed window to rear.

Master Bedroom - 7'3" x 12'11" (2.20m x 3.95m)

A Master double bedroom, to the front, with uPVC double glazed window and radiator. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With ample space for all your storage needs. Laminate flooring, a great room for anyone to recharge their batteries for the next day.

Bedroom 2 - 9'0" x 8'6" (2.74m x 2.60m) [max]

This double bedroom, with window to rear and pendant lighting is ample size for a guest bedroom or Childs room. With space for all your storage needs. With airing cupboard housing the wall mounted gas combination boiler.

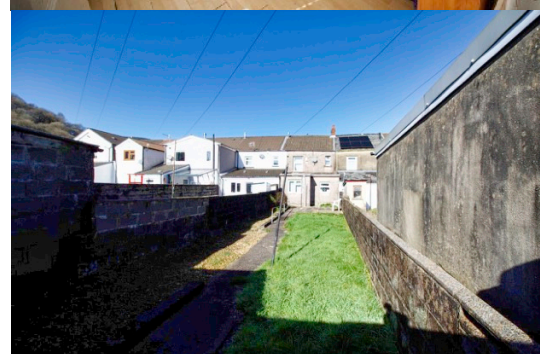
Bedroom 3 - 7'3" x 11'2" (2.20m x 3.00m) [max]

Another bedroom, window to front. Currently used as a dressing room/ study, but could easily be a single bedroom or Childs nursery. Coved and textured ceiling.

SCHOOL CATCHMENT

Welsh Primary School	YGG Ynyswen
English Primary School	Treorchy Primary
Welsh Secondary School	YG Cwm Rhondda
English Secondary School	Treorchy(Welsh)

Local Authority Rhondda Cynon Taff Council Tax band B



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Outside

Front Access to directly to the pavement directly outside with on road parking.

Rear Garden A large plot laid to lawn. The uPVC glazed door from the kitchen, leads directly to the rear garden, creating the ideal spot for some 'al fresco dining' and summer barbecues on the paved patio. A concrete pathway leads you to the rear of the property. Stone wall boundary to all aspects and access to rear lane. The large "lawned" area which stretches the majority of the rear garden provides the ideal location for a "kick about" with the children. With rear access, perfect for bringing the dog home after muddy walks.

Contract holders are required to have a combined income of £21,000 yearly.

Agency Membership Numbers

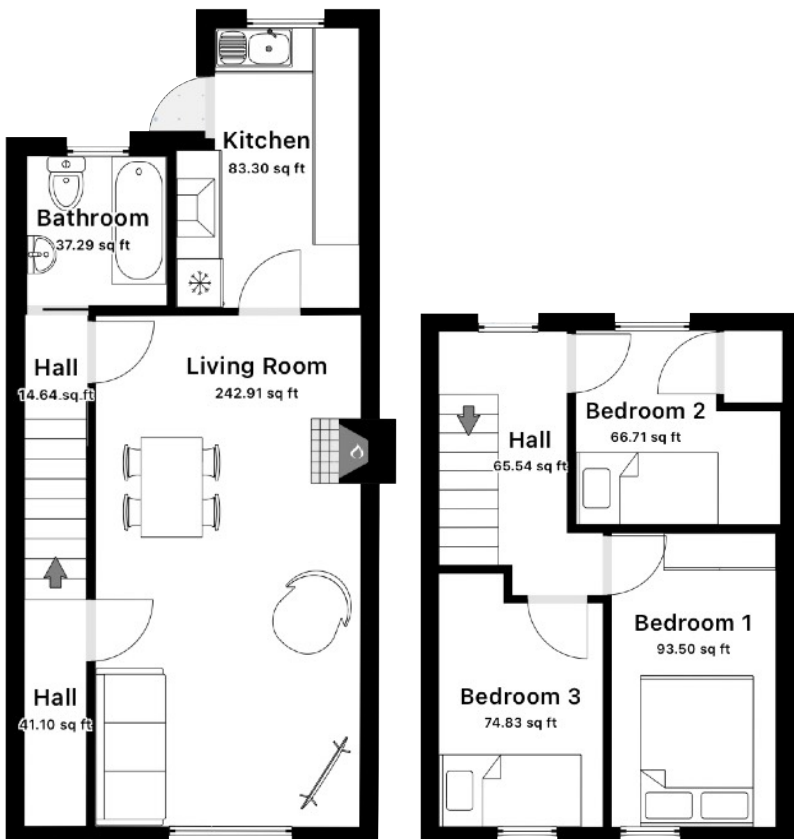
Rent Smart Wales Agency: #LR-75016-17052

Client Money Protection CMP008972

Property Reference number: #RN-75085-45652

Property Ombudsman: T02263

Floorplan - 69 square metres



Room Dimensions

Hallway

2'7" x 9'6" (0.80m x 2.93m)

Living Room

11'2" x 21'8" (3.41m x 6.59m)

Kitchen

7'9" x 11'10" (2.36m x 3.62m) [max]

Family Bathroom

5'11" x 6'4" (1.80m x 1.92m)

Bedroom One

7'3" x 12'11" (2.20m x 3.95m)

Bedroom Two

9'0" x 8'6" (2.74m x 2.60m) [max]

Bedroom Three

7'3" x 11'2" (2.20m x 3.00m) [max]

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