



## REES STREET, PENTRE

**£129,995** Freehold

We are pleased to offer for sale this exceptionally well presented stone fronted middle of terrace house located in a popular and convenient location close to the village shops, schools, and amenities of Gelli. The property has been extensively modernised over recent years.

- 2 BEDROOMS
- OPEN PLAN KITCHEN DINER
- PERFECT FIRST TIME BUY
- PRETTY VILLAGE LOCATION
- PRIME LOCATION
- RENOVATED AND MODERNISED

We are pleased to offer for sale this exceptionally well presented stone fronted middle of terrace house located in a popular and convenient location close to the village shops, schools, and amenities of Gelli. The property has been extensively modernised over recent years. It benefits from uPVC double glazing, gas central heating, modern kitchen and bathroom facilities and rear garden.

This property has been tastefully decorated and is considered an ideal purchase for a first time buyer.

Please note there is possible potential for conversion to a 3 bedroom house by splitting the large front bedroom.

Property Comprises : Entrance Porch, Lounge, Kitchen/Diner, Bathroom, First Floor Landing, 2 Double Bedrooms.

Council Tax Band: A (Rhondda Cynon Taff County Borough Council)

Tenure: Freehold

Garden details: Private Garden

#### **ENTRANCE PORCH**

Wallpaper walls, laminate floor, textured ceilings

#### **LOUNGE**

Wallpaper walls, laminated floor, text and ceilings, stairs the first floor, 2 radiators, power point, window to front and rear.

#### **KITCHEN/DINER**

Wallpaper and tiled walls, text ceilings, laminate floor, fitted base and wall units in high gloss cream, integrated microwave, electric oven, gas hob, power points, window to rear, two ceiling windows.

#### **BATHROOM**

Tiled walls and floor, three piece bathroom suite with separate shower cubicle, vanity unit, feature radiator, window to side.

#### **LANDING**

Wallpaper walls, textured ceilings, fitted carpet.

#### **BEDROOM 1**

Wallpaper walls, textured ceilings, fitted carpet, power points, radiator, two windows to front.

#### **BEDROOM 2**

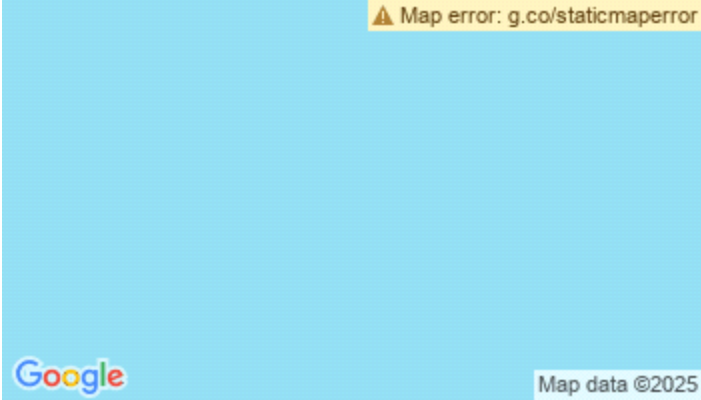
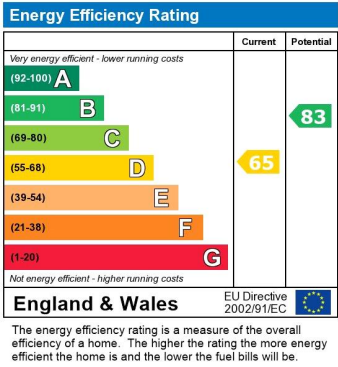
Wallpaper walls, textured ceilings, fitted carpet, power points, radiator, window to rear.

#### **GARDEN**

rear garden laid with decorative chippings and purpose built shed.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.