





Park Road, Treorchy

£160,000 Freehold

Chain-free four-bedroom terraced home on Park Road, Treorchy. Offering two reception rooms, a modern kitchen, family bathroom, en-suite to the principal bedroom and neutral décor throughout. Rear garden to be fully renovated and completed prior to sale completion.

4 Bedrooms | Chain free | Fully modernised | Garage | end terrace | Mountain and valley views | Turn key property | Ensuite To Master |

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Fully Renovated

Situated on Park Road in Treorchy, this chain-free four-bedroom terraced property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

Recently renovated throughout to a high standard, the property has been transformed from a three-bedroom home into a spacious four-bedroom residence with the addition of an en-suite shower room to the principal bedroom. The renovation includes a brand-new boiler, modern fixtures and fittings, and contemporary décor throughout, creating a home that is ready to move straight into.

The property is entered via a welcoming entrance hall leading to a spacious lounge and dining area, providing an excellent space for both everyday living and entertaining. A separate front-facing reception room offers additional flexibility and could be utilised as a family room, home office, or formal lounge. To the rear, the modern fitted kitchen features contemporary light grey gloss units, stylish work surfaces, and ample storage, with direct access to the rear garden. Completing the ground floor is a modern family bathroom fitted with a white suite and contemporary tiled finishes.

To the first floor, the landing provides access to four bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms offer versatile accommodation suitable for family living, guest rooms, or home working space. Additional built-in storage can also be found on the landing.

The rear garden is currently undergoing improvement works and will be fully renovated and completed prior to completion of the sale, providing purchasers with a finished outdoor space to enjoy.

Conveniently located close to local amenities, schools and transport links, this attractive home offers excellent value and viewing is highly recommended.

Council Tax Band: B
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden

Entrance hall
Front door leading to entrance hall. Grey carpet, white walls, radiator to the left, three spotlights above. Access to stairs and reception areas.

Stairs
w: 0.89m x l: 2.96m (w: 2' 11" x l: 9' 8")
Leading from entrance hall, grey carpet, white skirting boards, white banister, thermostat on wall

Lounge/Diner
w: 3.82m x l: 3.47m x h: 2.48m (w: 12' 6" x l: 11' 5" x h: 8' 2")
White wooden door with silver handle, grey carpet, white skirting boards, four spotlights, three double plug sockets, small cupboard containing electric meter and storage.

Lounge
w: 3.72m x l: 2.93m x h: 2.57m (w: 12' 2" x l: 9' 7" x h: 8' 5")
Window to front, grey carpet, white skirting boards, four spotlights, three double plug points.

Kitchen
w: 2.53m x l: 3.13m x h: 2.54m (w: 8' 4" x l: 10' 3" x h: 8' 4")
Archway from lounge/diner through to kitchen. Side door to right leading to garden, silver sink with window above. Light grey gloss cabinets, with marble grey worktops. Black electric cooker, black splash back tiles. 4 spotlights. White door with silver handle, leading to bathroom.

Bathroom









w: 1.53m x l: 2.66m x h: 2.52m (w: 5' x l: 8' 9" x h: 8' 3")

Door from kitchen to bathroom. White bath with silver shower head and taps. Large light grey gloss tiles, white sink basin with grey cupboard storage below. Window to rear.



Landing

w: 0.95m x l: 0.38m x h: 2.48m (w: 3' 1" x l: 1' 3" x h: 8' 2")

Grey carpet, white skirting boards, white banister, white walls, and huge ceiling with five spotlights, smoke alarm, one singular plug socket, double doors on landing to storage, door to each bedroom

Bedroom 1

w: 2.82m x l: 4.83m x h: 2.24m (w: 9' 3" x l: 15' 10" x h: 7' 4")

White wooden door with silver handle, grey carpet, white skirting boards, white walls, white ceiling with six spotlights, three double plug sockets, white radiator, white framed window to rear, door to en-suite shower room



En-suite

w: 0.85m x l: 2.11m x h: 2.25m (w: 2' 10" x l: 6' 11" x h: 7' 5")

White door with silver handle from master bedroom, grey wooden effect flooring, white toilet, shower with glass folding door, white shower tray, large light grey gloss tiles, electric shower head on wall, silver toilet rail

Bedroom 2

w: 2.87m x l: 3.07m x h: 2.48m (w: 9' 5" x l: 10' 1" x h: 8' 2")

White door with silver handle, grey carpet, white skirting boards, white walls, white ceiling with four spotlights, three double plug sockets, white radiator, white framed window looking to rear, white door to boiler cupboard



Bedroom 3

w: 2.65m x l: 3.54m x h: 2.46m (w: 8' 8" x l: 11' 7" x h: 8' 1")

White door with silver handle, grey carpet, white skirting boards, white walls, white ceiling with six spotlights, two double plug sockets, white radiator, white framed window looking to front

Bedroom 4

w: 2.15m x l: 0.85m x h: 2.45m (w: 7' 1" x l: 2' 9" x h: 8')

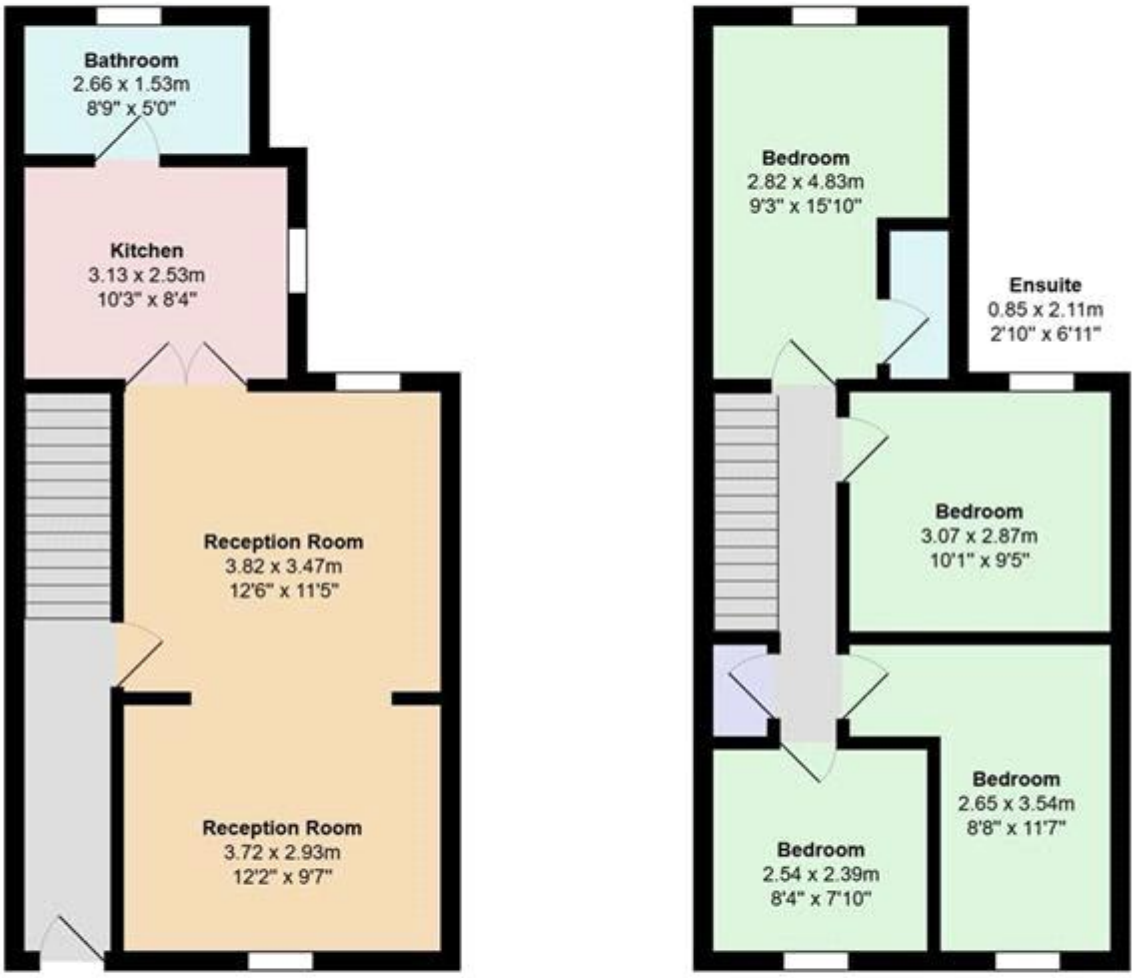
White door with silver handle, grey carpet, white skirting boards, white walls, white ceiling with four spotlights, two double plug sockets, white radiator, white framed window looking to front



Disclaimer

Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. All dimensions are approximate and for guidance purposes only.

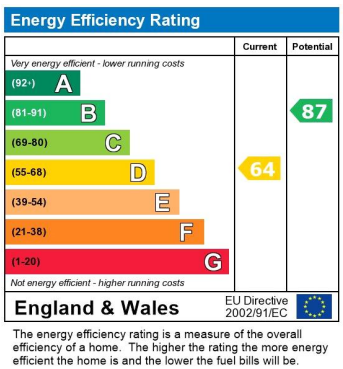
96, Park Road, Cwm-parc, Treorchy, CF42 6LB



Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only





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.

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.