

**Llewellyn Street, Blaencwm, Treorchy, CF42 5DS**  
**£140,000**



- Loft Room
- Mountain Views
- South-West Facing
- Combi Boiler
- Close To Local Amenities
- Well Presented Throughout
- Ideal First Time Buy
- Modern Fitted Kitchen
- EPC Rating D

# Description...

James Douglas is delighted to welcome this three bedroom mid terrace property with loft room to the market. Set in the ever popular area of Blaencwm, Treorchy. The perfect first-time-buy, buy-to-let investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living/dining room, kitchen and shower room on the ground floor. Upstairs there are two double bedrooms and a single bedroom. There is a 'secret staircase' nestled behind the double doors in bedroom one giving access to a staircase to the loft room. Mains gas fired central heating (Vaillant combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. Unbelievable mountain views surround the property from all sides. South-west facing low maintenance courtyard garden. There is also a handy block built storage shed. Rear access. EPC D potential B. Council tax band A.

**\*\*THREE BEDROOMS AND LOFT ROOM\*\***

**\*\*UNBELIEVABLE MOUNTAIN VIEWS\*\***

**\*\*WELL PRESENTED AND MODERN THROUGHOUT\*\***

**\*\*CLOSE TO LOCAL AMENITIES\*\***

Set in the popular area of Blaencwm, Treorchy and within a nine minutes drive of Treorchy town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Penpych Community Primary School & Penyreglyn Primary School with the local secondary comprehensive school being Treorchy Comprehensive School. There is a useful mainline railway station in Treherbert town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within relative commuting distance. Viewings are thoroughly recommended.

## Additional Information

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Tenure: Freehold  
EPC: D  
Council Tax Band: A

# Accommodation...

- Entrance Hallway
- Living/Dining Room
- Kitchen
- Shower Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Loft Room
- Outside
- Directions





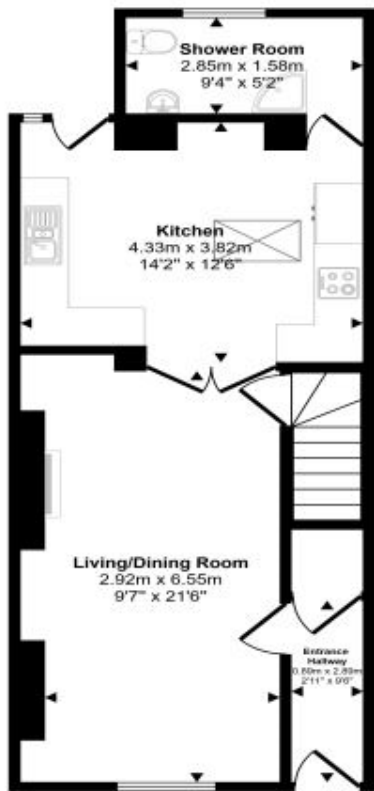




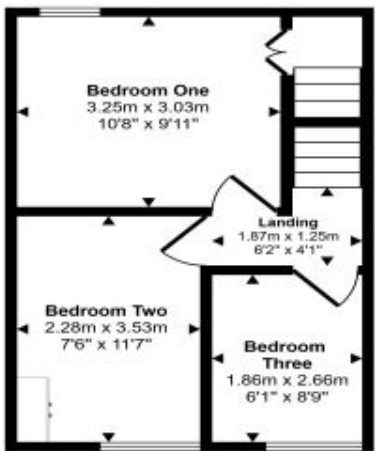


# Floorplan

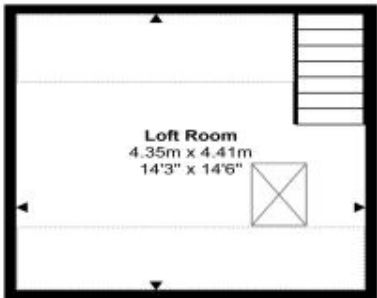
Approx Gross Internal Area  
97 sq m / 1044 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft



First Floor  
Approx 29 sq m / 311 sq ft



Second Floor  
Approx 19 sq m / 206 sq ft

Denotes head height below 1.5m

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.

# Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	