



T Samuel Estate Agents

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Rheola Street

Mountain Ash, CF45 3TA

FOR SALE

- IDEAL PURCHASE FOR A FAMILY, FIRST TIME BUYER, INVESTORS
- NO CHAIN
- 3 BEDROOMS
- MODERN INTERIOR

£89,995





Property Description

PROPERTY

Comprises entrance hall, lounge, dining area, kitchen, downstairs bathroom, three bedrooms and an enclosed patio garden

LOCATION

Penrhiwceiber is a small Welsh village and community (and electoral ward) in the county borough of Rhondda Cynon Taff that lies south of the town Aberpennar and north of the village of Tyntetown and is one of many villages that lies within the Cynon Valley. Prior to 1870 the area was heavy woodland, but the opening of the Penrhiwceiber Colliery in 1878 saw its rapid expansion into a thriving village. The village boasts a range of amenities including local shops, schools, take away outlets, embroidery shops. Also located close to the hospital in Mountain Ash and A470 (giving easy access to Cardiff)

ENTRANCE HALL

Property entered to a double glazed obscure UPVC door into entrance hall fitted carpet recessed ceiling spotlights radiator wall mounted electric meter and fuse board stairs to 1st floor landing door to



LOUNGE

12' 5" x 9' 10" (3.8m x 3.0m) Fitted carpet recessed ceiling spotlights double glaze UPVC window to the front radiator fitted unit with gas meter under open way to

DINING AREA

12' 5" x 10' 5" (3.8m x 3.2m) Fitted carpet recessed ceiling spotlights door to under stairs cupboard a decorative brickwork fireplace fireplace has been boarded up open way to

KITCHEN

14' 1" x 8' 2" (4.3m x 2.5m) Tile effect vinyl flooring recessed ceiling lights double glazed UPVC window to the rear double glazed obscure UPVC door to rear garden radiator breakfast bar area range of fitted modern wall and base units in light grey gloss with wood effect preparation surface over a fitted for ring gas Lamona hob with extractor fan over tiled splashback a fitted electric Lamona oven and grill stainless steel sink and drainer unit space and plumbing for a washing machine door to



DOWNSTAIRS BATHROOM

7' 6" x 6' 2" (2.3 Max x 1.9m) Recessed ceiling spotlights double glazed obscure UPVC window to the rear radiator suite comprising of a wash hand basin tiled splashback low-level WC bathtub electric shower over glass screen walls are part tiled

FIRST FLOOR LANDING

Carpeted stairs lead up to 1st floor landing fitted carpet recessed ceiling spotlights double glazed UPVC window to the rear doors to



BEDROOM ONE (REAR)

10' 2" x 9' 6" (3.1m x 2.9m) Fitted carpet ceiling light double glaze UPVC window to the rear radiator cupboard housing gas combi boiler loft access

BEDROOM TWO (FRONT BIG)

10' 9" x 8' 2" (3.3m x 2.5m) Fitted carpet ceiling light double glazed UPVC window to the front radiator

BEDROOM THREE (FRONT SMALL)

7' 2" x 6' 6" (2.2m x 2.0m) Fitted carpet ceiling light double glazed UPVC window to the front radiator



EXTERNALLY

The property offers on road parking to the front and to the rear steps lead up to a small patio area and with Astroturf boundary gate leads to rear lane (please note this gate is currently nailed shut)

SERVICES

The property has mains gas connected, heating and hot water via combi boiler in Bedroom One, water and electrics connected, please note the agency have not tested the services



Misdescriptions Act 1991

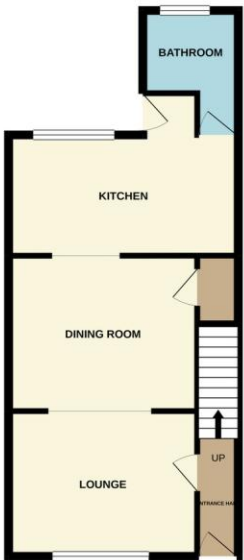
The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan information, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The correct, complete and accurate information can be obtained by visiting the property in person. No liability is accepted for any errors or omissions. Measurements are approximate and no guarantee is given. Measurements are approximate and no guarantee is given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements