



**Kinley House, Morris Avenue.
CF45 3TW**

**FOR SALE
£230,000**



- **DETACHED**
- **3 DOUBLE BEDROOMS**
- **SUBSTANTIAL PLOT TO THE REAR**



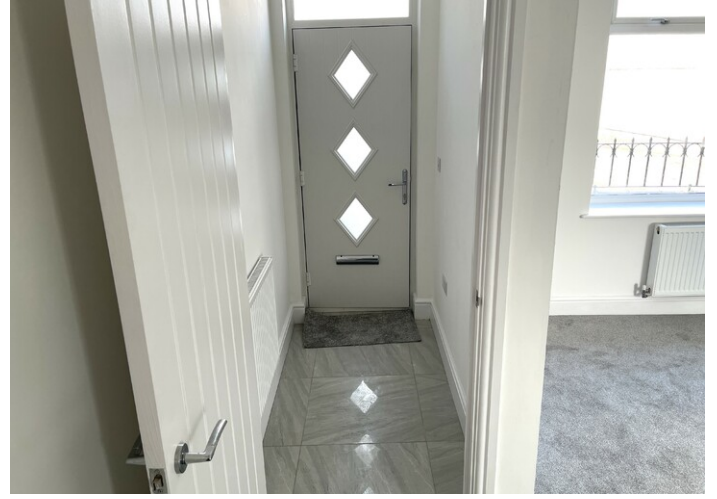
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Property Description

* THREE BEDROOM DETACHED WITH SUBSTANTIAL PLOT TO THE REAR *

Welcome to your dream home !

Step inside this beautiful detached property which has been renovated from top to bottom with no expense spared.

Every detail has been carefully crafted to create a modern and luxurious living space. The modern kitchen is a chef's delight, complete with sleek finishes and a spacious layout.

The kitchen and bathroom exude luxury with their polished porcelain tiles adding a touch of elegance to your daily routine.

There is a substantial plot to the rear which offers endless possibilities subject to planning, it could provide parking for multiple vehicles or be transformed into an outdoor oasis

Don't miss out on this incredible opportunity to own a truly remarkable home.

Situated in Penrhiwceiber and a short stroll to the various shops, GP surgery and train station. During the summer months there is a community run outdoor swimming pool which is transformed into a winter wonderland during the festive period. Primary schools within the vicinity and the A470 is easily accessible via the recently built link road.

The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom, three double bedrooms and plenty of outdoor space.

ENTRANCE HALL

Entrance via a composite front door. Smooth emulsion walls and ceiling. Polished porcelain tiled flooring. Radiator. Electric meter and fuse board. Door to lounge.



LOUNGE

6.29 m x 4.78 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Two radiators. Power points. Dual aspect windows to the front and rear allowing in plenty of natural light. Under stairs storage. Stairs to the first floor. Entrance to kitchen.



KITCHEN/DINER

3.63 m x 3.61 m

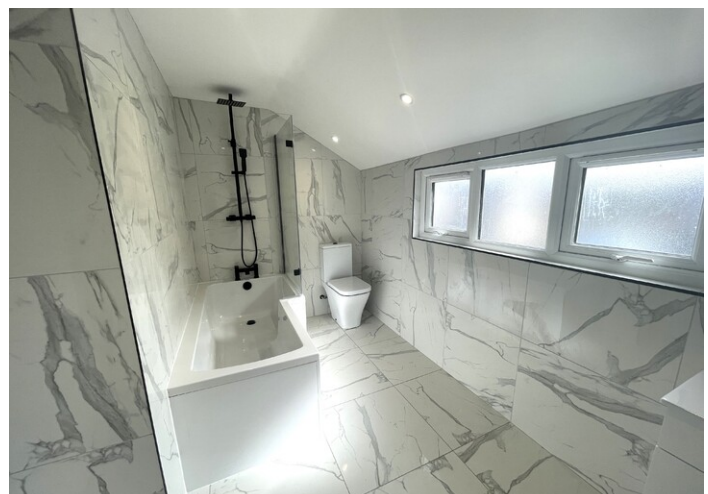
Brand new modern kitchen with base and wall units in Navy blue with chrome handles and complimentary work surface. Polished porcelain floor tiles. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with tiles around work surface area. Built in oven and hob. Black sink unit and drainer. Extractor fan. Radiator. Power points. Door to downstairs bathroom. Ample space for a bistro table and chairs. Dual aspect uPVC windows to both sides and door leading to the side.



DOWNSTAIRS BATHROOM

3.48 m x 2.38 m

Three piece suite in white with bath and modern matt black shower over and glass shower screen. W.c and wash hand basin with vanity unit. Modern grey wall mounted vertical radiator. Polished porcelain tiles to both walls and floor. Smooth emulsion ceiling with sunken spotlights. uPVC windows to the rear with frosted glass.



LANDING

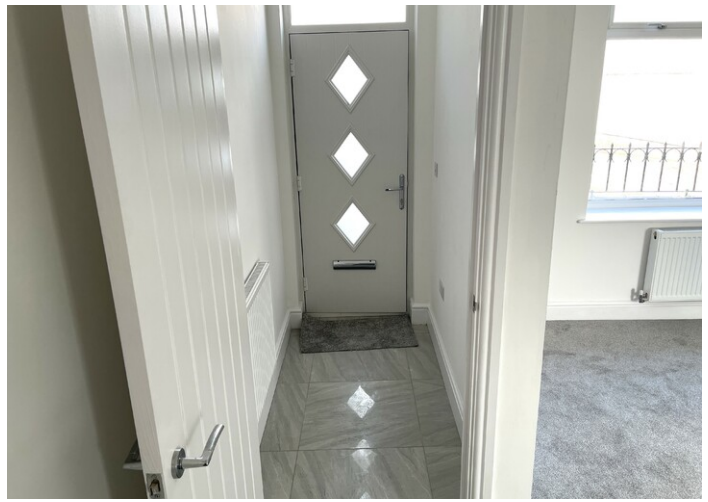
Smooth emulsion walls and ceiling. Newly laid carpet flooring. Doors

leading to three bedrooms. Attic access with pull down ladder.

BEDROOM 1

4.84 m x 3.47 m

Generous sized master bedroom with smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. Door to built in storage cupboard. Two uPVC windows to the front allowing in plenty of natural light.



BEDROOM 2

3.74 m x 3.54 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. Dual aspect windows to the side and rear.



BEDROOM 3

3.23 m x 2.80 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. uPVC window to the rear.



EXTERIOR

Front - Enclosed front forecourt.

Side - Laid with patio. Dry stone boundary wall with raised borders. Two steps down to rear patio section.

Rear - Large tiered patio area with dry stone boundary wall and raised borders. Patio laid pathway to the side. Steps leading down to substantial plot which is laid with concrete. Opportunities for this plot could be endless subject to planning or could just be used for off road parking for numerous cars.











EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

FLOORPLAN



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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