



**Rheola Street, Penrhiwceiber  
CF45 3TA**

**FOR SALE  
£90,000**



- **NO CHAIN**
- **THREE BEDROOMS**
- **VILLAGE LOCATION**



**3**



**1**



**1**





## **Property Description**

\*\*\* THREE BEDROOMS WITH NO CHAIN \*\*\*

Welcome to your future family home !

This three bedroom terraced house is nestled in a popular village location. With a little TLC, it has the potential to become the perfect haven for you and your loved ones.

Situated in the village of Penrhiwceiber with it's shops GP surgery, train station and primary schools.

During the summer months there is an outdoor swimming pool which is community run and this is transformed into a winter wonderland during the festive period.

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

Access to the A470 is short drive away via the recently built link road.

Accommodation: Entrance hall, lounge, kitchen, utility room, three bedrooms and upstairs bathroom.

## **ENTRANCE HALL**

4.12 m x 0.92 m

Entrance via a white uPVC front door. Originally a porch and hallway with the door frame still intact for potential conversion with original decorative stained glass above. Wallpaper ceiling with coving. Wallpaper walls with dado rail. Laminate flooring. Radiator. Electric meter and fuse board. Stairs to first floor and door to lounge.

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## **LOUNGE**

6.73 m x 3.48 m

Marble effect fire surround and hearth. Wallpaper ceiling. Emulsion walls with one wallpapered as a feature. Two radiators. Power points. Under stairs storage. Door to kitchen. Dual aspect uPVC windows to the front and rear allowing in plenty of natural light.

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## **KITCHEN**

2.89 m x 2.59 m

Ample base and wall units in wood effect with complimentary black work surface. Freestanding cooker with chrome hood above. Artex ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. Entrance to utility room. uPVC bay window to the side.

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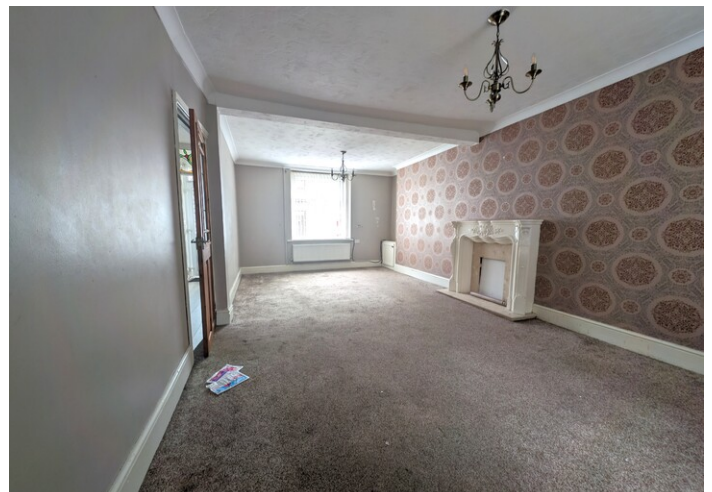


## **UTILITY ROOM**

2.22 m x 2.22 m

Matching units from kitchen with base and wall unit. Stainless steel sink unit. Plumbed for automatic washing machine. Vinyl flooring. Power points. Radiator. uPVC window and door to rear.

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## **LANDING**

Wallpaper ceiling with coving.  
Wallpaper walls. Carpet flooring. Doors  
leading to three bedrooms and upstairs  
bathroom.

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## **UPSTAIRS BATHROOM**

3.44 m x 2.23 m

Three piece suite comprising bath with  
thermostatic bar shower valve over  
head, w.c and wash hand basin. Built in  
cupboard housing combi boiler. Vinyl  
flooring. Radiator. Interior window with  
original stained glass, this feature  
allows natural light to flow onto the  
landing. uPVC window to the side with  
frosted glass.

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## **BEDROOM 1**

3.29 m x 3.21 m

Wallpaper ceiling. Emulsion walls.  
Laminate flooring. Radiator. Power  
points. uPVC window to the rear.

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## **BEDROOM 2**

3.33 m x 2.75 m

Wallpaper ceiling. Emulsion walls with  
one wallpapered as a feature. Carpet  
flooring. Radiator. Power points. uPVC  
window to the front.

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## **BEDROOM 3**

2.68 m x 2.16 m

Wallpaper ceiling with coving. Emulsion  
walls with one wallpapered as a  
feature. Laminate flooring. Radiator.  
Power points. uPVC window to the  
front.

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**EXTERIOR**

Patio section with steps leading to a pathway which has lawn either side. Rear lane access.

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# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.

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