



**Morris Avenue, Penrhiwceiber
CF45 3TW**

**FOR SALE
£130,000**



- **FOUR BEDROOMS**
- **NO ONWARD CHAIN**
- **VILLAGE LOCATION**



4



1



1



Property Description

*** FOUR BEDROOMS, VILLAGE LOCATION ***

Attention all home seekers!

Feast your eyes on this rare find - a four bedroom property with endless potential.

The property is on an elevated position offering views to the front.

While it may need some updating, this hidden gem has all the makings of a perfect family home.

Don't wait, seize the opportunity.

Situated in the village of Penrhiwceiber close to all amenities to include shops, primary school, GP surgery and train station.

Sold with vacant possession and no onward chain.

The A470 can be easily reached via the recently built link road which is a short drive away.

Accommodation: Entrance porch, lounge, kitchen, downstairs bathroom and four bedrooms.

ENTRANCE PORCH

1.61 m x 1.00 m

Artex ceiling. Wallpaper walls. Laminate flooring. Power points. Electric meter and fuse board. Door to lounge.



LOUNGE

7.06 m x 4.59 m

Artex ceiling. Emulsion and wallpaper walls with dado rail. Laminate flooring. Two radiators. Power points. Door to under stairs storage and door to kitchen. Stairs to first floor. uPVC bay window to the front allowing in plenty of natural light.



KITCHEN

3.99 m x 2.87 m

Ample base and wall units with work surface. Plastic sink unit. Built in oven and hob with extractor above. Artex ceiling. Emulsion walls. Tiled flooring. Radiator. Power points. Door to downstairs bathroom. uPVC window and door to the rear.



DOWNSTAIRS BATHROOM

3.84 m x 1.64 m

White suite comprising roll top bath, w.c and wash hand basin. Separate shower cubicle. Artex ceiling. Tiled walls and flooring. Radiator. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling. Artex walls. Carpet flooring. Power points. Doors leading to four bedrooms.



BEDROOM 1

4.29 m x 2.99 m

Artex ceiling. Emulsion and wallpaper walls with dado rail. Fitted over bed wardrobes. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 2

3.32 m x 2.69 m

Artex ceiling. Wallpaper walls with dado rail. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 3

3.06 m x 2.64 m

Artex ceiling. Wallpaper walls with dado rail. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 4

2.61 m x 1.96 m

Artex ceiling. Wallpaper walls with dado rail. Carpet flooring. Radiator. Power points. Attic access with pull down ladder. uPVC window to the front.

EXTERIOR

Front - Steps leading to the front door.
Tiered lawn to the front

Rear - Concrete section with outdoor
tap and steps leading to patio area,
ideal for bistro table and chairs. Few
steps leading to a further section with
block built shed and slop leading to
decked area.









EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(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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