



**Penrhiwceiber Road, Penrhiwceiber
CF45 3SH**

**FOR SALE
£95,000**



- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **NO ONWARD CHAIN AND VACANT POSSESSION**



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Property Description

**** TWO BEDROOM MID TERRACED ****

T Samuel Estate Agents are pleased to market this two bedroom terraced property situated on Penrhiwceiber Road in Penrhiwceiber.

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

Walking distance to local shops, GP surgery, primary schools and train station.

During the summer months there is an outdoor swimming pool which is run by the local community, this is then turned into a winter wonderland during the festive period.

A short drive is the recently built link road which provides easy access to the A470 for commuters.

Accommodation: Entrance porch, lounge, kitchen, upstairs bathroom and two bedrooms.

ENTRANCE PORCH

1.36 m x 0.97 m

Entrance via a white uPVC front door. Artex ceiling, Emulsion walls. Laminate flooring. Radiator. Electric meter and fuse board. Door to lounge



LOUNGE

6.67 m x 4.51 m

Artex ceiling. Emulsion walls. Laminate flooring. Power points. Two radiators. Dual aspect windows allowing in plenty of natural light. Stairs to the first floor. Door to the kitchen.



KITCHEN

5.22 m x 2.54 m

Ample base and wall units in light grey gloss with complimentary wooden work surface. Built tin oven and hob. Stainless steel sink unit. Plumbed for automatic washing machine. Artex ceiling with coving. Emulsion walls. Vinyl flooring. Wall mounted combi boiler. Dual aspect uPVC windows and door to rear.



LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Doors to two bedrooms and upstairs bathroom. Built in storage cupboards with louvre doors to either side of the landing.



UPSTAIRS BATHROOM

4.20 m x 2.52 m

White suite comprising bath, w.c and wash hand basin with vanity unit. Separate corner shower cubicle. Artex ceiling with coving. Emulsion walls with tiles around splashback areas. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

4.61 m x 3.32 m

Artex ceiling ceiling. Wallpaper walls. Laminate flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

3.54 m x 2.99 m

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



EXTERIOR

Front - Front forecourt with few steps leading to front door.

Rear - Patio area with outside tap.
Steps leading to a further enclosed concrete section.







EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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