



**Penrhiwceiber Road,  
Penrhiwceiber. CF45 3SN**

**FOR SALE**  
**£89,995**



- **END OF TERRACE**
- **THREE BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**



**3**



**1**



**1**



## **Property Description**

\*\*\* THREE BEDROOM END OF TERRACE \*\*\*

T Samuel Estate agents bring to the market this three bedroom, end of terrace property situated in the village of Penrhiwceiber.

Sold with vacant possession and no onward chain.

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

Outdoor paddling pool during the summer months which is community run, this is converted into a winter wonderland during the festive period.

The recently built link road is a few minutes drive away providing easy access to the A470.

A plan is in place for the presence of Japanese knotweed.

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

## **ENTRANCE PORCH**

Entrance via brown uPVC front door. Artex ceiling. Emulsion walls with dado rail. Laminate flooring. Electric meter and fuse board. Door to lounge.

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## **LOUNGE**

6.35 m x 4.85 m

Pebble effect electric fire. Artex ceiling. Emulsion and wallpapered walls with dado rail. Under stairs storage. Stairs to first floor. Door to kitchen. Two radiators. Power points. Dual aspect uPVC windows allowing natural light flow through.

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## **KITCHEN**

2.99 m x 2.77 m

Base and wall units in cream wood with complimentary work surface. Built in oven and hob. Plumbed for automatic washing machine. Stainless steel sink unit. Panelled ceiling. Emulsion walls with tiles around work surface. Radiator. Power points. uPVC window to the side and door leading to exterior.

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## **LANDING**

Artex ceiling. Wallpaper walls. Carpet flooring. Attic access. Doors to three bedrooms and upstairs bathroom.

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### **UPSTAIRS BATHROOM**

2.88 m x 2.64 m

White suite comprising bath, w.c and wash hand basin. Separate shower area with half height bi-fold doors. Artes ceiling with coving. Emulsion and tiled walls. Vinyl flooring. Radiator. uPVC window to the rear.

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### **BEDROOM 1**

3.92 m x 2.95 m

Artex ceiling. Emulsion and wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

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### **BEDROOM 2**

3.26 m x 2.36 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. uPVC window to the rear.

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### **BEDROOM 3**

3.13 m x 2.04 m

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

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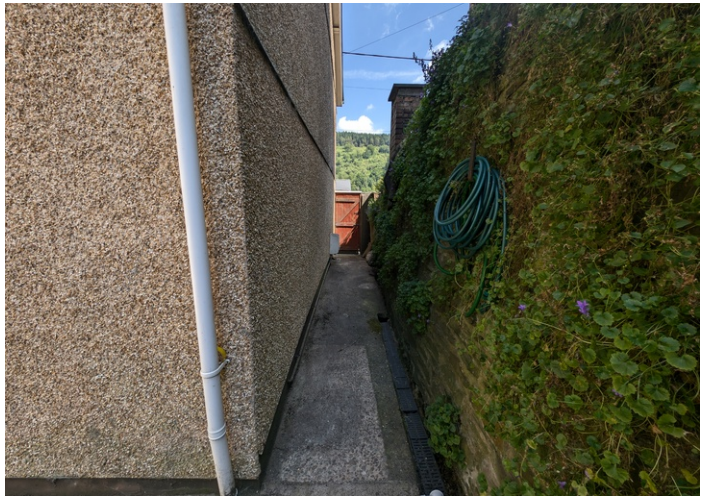


**EXTERIOR**

Section laid with patio, steps leading to tiered area in need of TLC. Side access. There is a plan in place for the presence of Japanese knotweed.

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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 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.

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