



**Penrhiwceiber Road,
Penrhiwceiber. CF45 3SP**

FOR SALE
£125,000



- **THREE BEDROOMS**
- **GARAGE TO THE REAR**
- **RECENTLY RENOVATED**



3



1



2



Property Description

**** GARAGE TO THE REAR WITH MECHANIC PIT ****

T Samuel Estate Agents are pleased to bring to the market this recently renovated to a high standard three bedroom terraced home situated in the village of Penrhiwceiber.

The interior features chic white walls, a striking acoustic slat panelling to a feature wall in both reception rooms and complimentary grey carpets.

The kitchen showcases a sleek handleless modern white design , while the bathroom exudes contemporary elegance.

A rare find in the area, this property offers a garage to the rear with a mechanic pit, perfect for car enthusiasts.

Don't miss the chance to make this unique property yours.

Local shops, primary schools. GP surgery and train station on your door step.

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

Accommodation: Entrance hall, two reception rooms, kitchen, downstairs bathroom, three bedrooms and garage to the rear.

ENTRANCE HALL

Entrance via a Anthracite grey composite front door. Smooth emulsion walls. Papered ceiling. Radiator. Attractive vinyl design flooring. Stairs to first floor. Doors leading to two reception rooms.



RECEPTION ROOM 1

3.78 m x 3.14 m

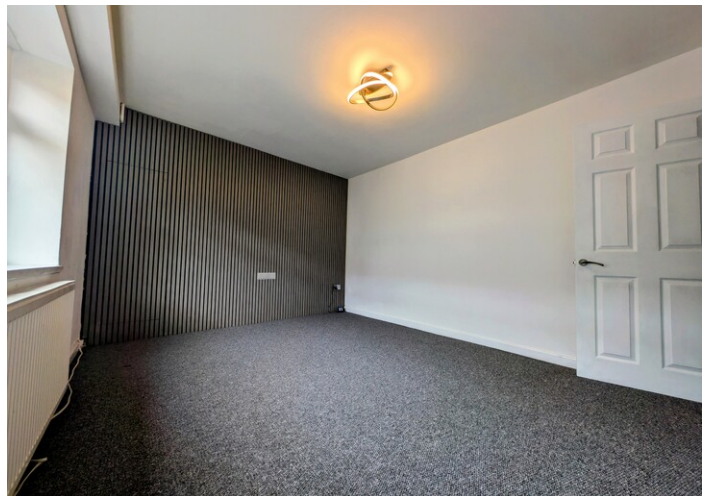
Smooth emulsion walls with one acoustic slat panel wall as a feature. Smooth emulsion ceiling. Newly laid carpet flooring. Radiator. Power points. UPVC window to the front.



RECEPTION ROOM 2

4.02 m x 3.17 m

Smooth emulsion walls with one acoustic slat panel wall as a feature. Smooth emulsion ceiling. Newly laid carpet flooring. Radiator. Power points. Mirrored feature window. Under stair storage. Entrance to kitchen. uPVC window to the rear.



KITCHEN

4.18 m x 2.52 m

Ample base and wall units in white gloss with handleless doors. Complimentary black work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in oven and hob. Smooth emulsion ceiling. Smooth emulsion walls with tiles around splashback area. Laminate flooring. Door leading to downstairs bathroom. uPVC window to the side and door leading to exterior.



DOWNSTAIRS BATHROOM

2.95 m x 2.12 m

Three piece suite in white comprising bath with mixer shower taps, close couple w.c and wash hand basin with vanity unit. Built in cupboard with bi fold doors leading to combi boiler. Smooth emulsion ceiling with coving. Bathroom panelled walls. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.



LANDING

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Attic access. Doors leading to three bedrooms. uPVC window to the rear.



BEDROOM 1

2.60 m x 3.99 m

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



BEDROOM 2

3.27 m x 2.40 m

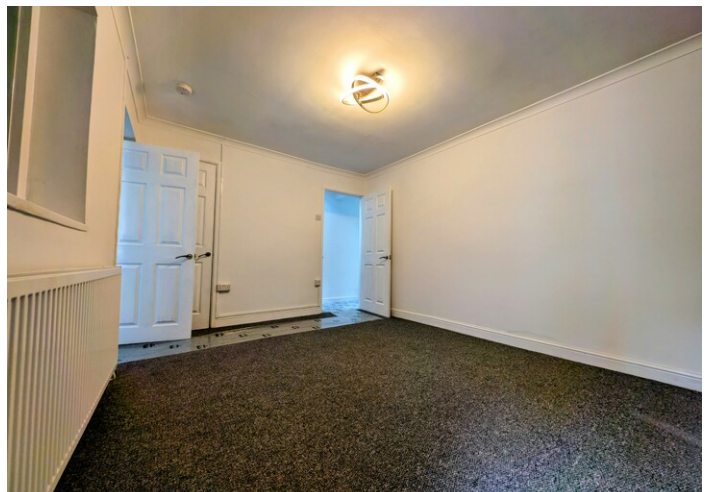
Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

3.23 m x 3.20 m

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

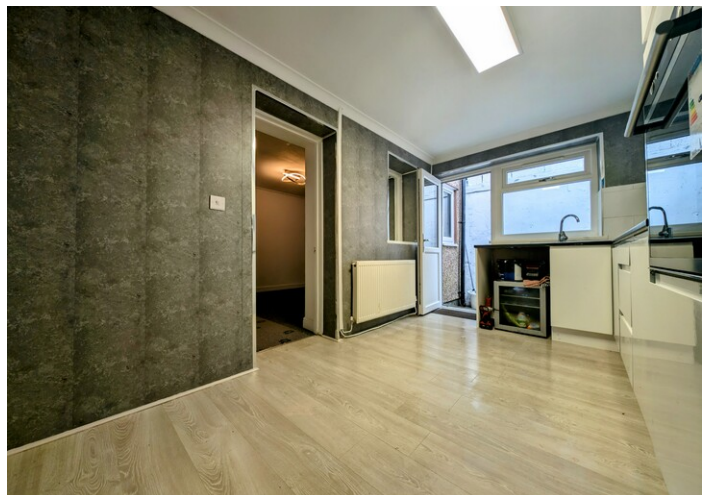


EXTERIOR

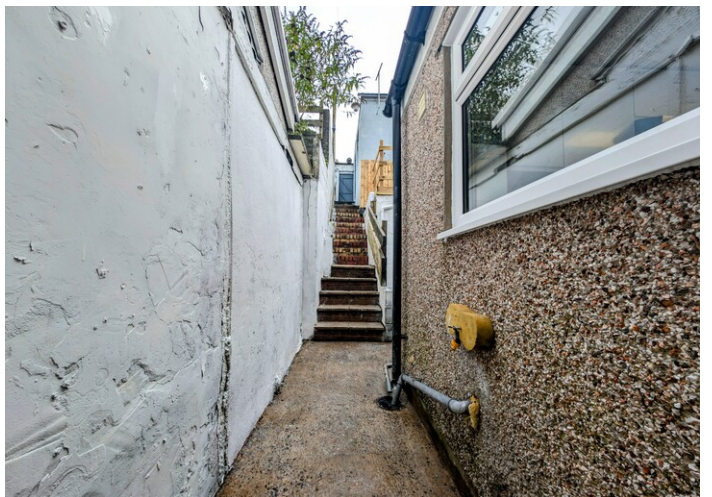
Outside tap, Steps leading to decked area. Further steps leading to garage.

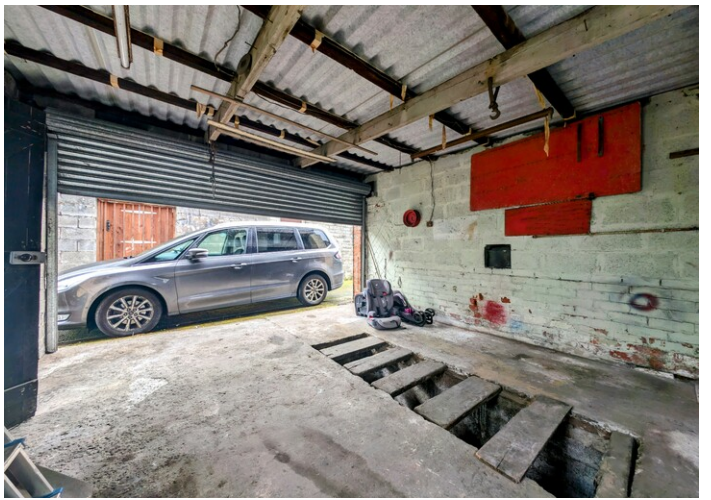
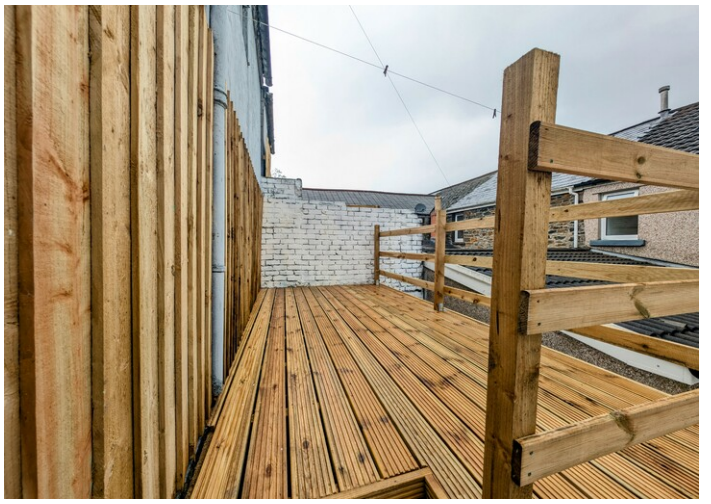
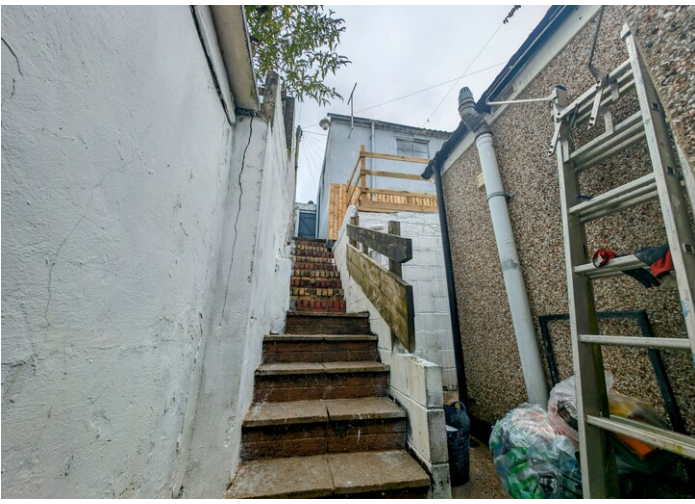
GARAGE

Up and over garage door with access for a vehicle from either side of the rear lane. Car pit. Power points.









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		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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