



**Park Street, Penrhiwceiber.  
CF45 3YW**

**FOR SALE**  
**Offers over £100,000**



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **SOLD WITH VACANT POSSESSION**



**3**



**1**



**1**



## **Property Description**

**\*\* THREE BEDROOM IN VILLAGE LOCATION \*\***

T Samuel Estate Agents are pleased to offer for sale this three bedroom terraced property situated in the village of Penrhiwceiber.

A good size family home with modern kitchen and upstairs family bathroom.

Within walking distance to local shops, GP surgery and train station. Primary schools within the vicinity making this an ideal family location.

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

Sold with vacant possession and no onward chain.

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

## **ENTRANCE HALL**

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

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## **LOUNGE**

6.34 m x 3.52 m

Artex ceiling. Emulsion walls. Carpet flooring. Two radiators. Power points. Understair storage. Door to kitchen. Dual aspect uPVC windows allowing natural light to flow through.

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## **KITCHEN**

3.34 m x 2.75 m

Modern grey base and wall units with complimentary work surface. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. uPVC window to the side and door leading to the rear.

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## **LANDING**

Artex ceiling. Emulsion walls. Carpet flooring. Doors leading to three bedrooms and upstairs bathroom.

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### **UPSTAIRS BATHROOM**

3.29 m x 2.75 m

White suite comprising bath, w.c and wash hand basin. Separate shower cubicle. Artex ceiling. Emulsion and tiled walls. Vinyl flooring. Radiator. Wall mounted combi boiler. uPVC window to the side with frosted glass.

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### **BEDROOM 1**

3.40 m x 2.73 m

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

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### **BEDROOM 2**

3.06 m x 2.97 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

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### **BEDROOM 3**

3.38 m x 2.26 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.

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### **EXTERIOR**

Front - Steps leading to front forecourt laid with lawn.

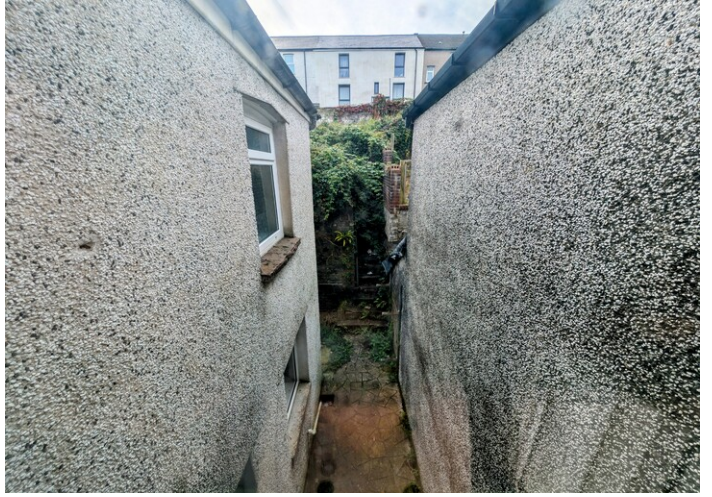
Rear - Steps leading to a garden in need of TLC.

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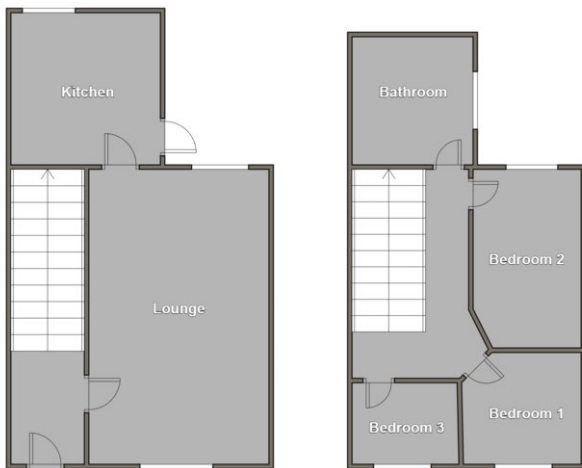




# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 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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