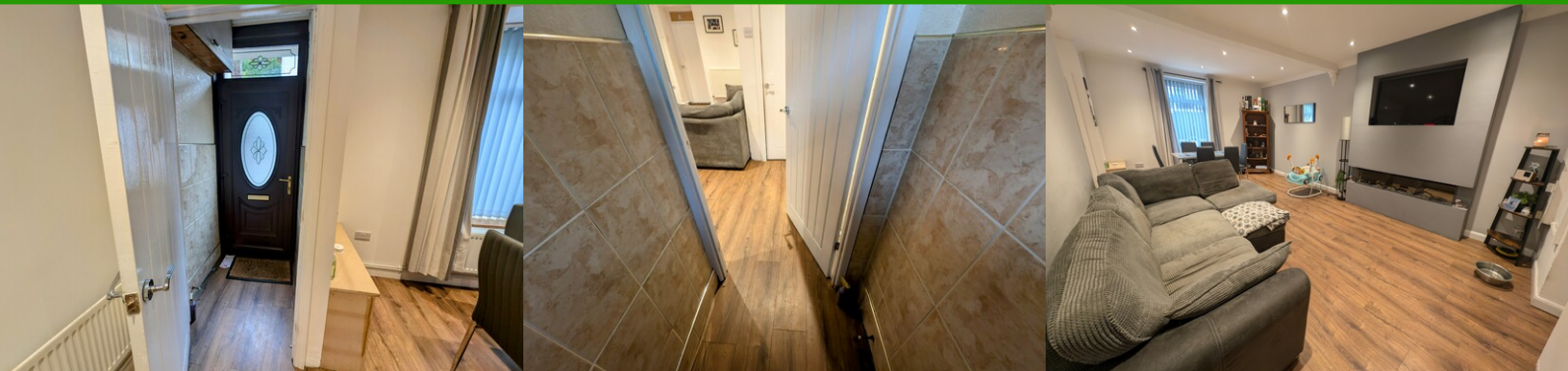




**Morris Avenue, Penrhiwceiber,
Mountain Ash. CF45 3TW**

**FOR SALE
£110,000**



- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **POSSIBILITY FOR OFF ROAD PARKING**



2



1



1



Property Description

Charming 2-Bedroom Terraced House in Penrhiwceiber Village – Ideal First Home or Investment

Welcome to this inviting 2-bedroom terraced property located in the heart of the village of Penrhiwceiber. Offering a blend of modern touches and traditional character, this home is perfect for first-time buyers, small families, or anyone looking for a comfortable home with plenty of potential.

As you step through the front door, you're welcomed into lounge. The centerpiece of this room is a stylish media wall, providing the perfect backdrop for family movie nights or a sleek setup for your entertainment needs.

Moving through the home, you'll find the convenience of a downstairs bathroom, meaning you won't have to navigate stairs for daily essentials—a thoughtful feature that enhances ease of living. The kitchen, adjacent to the lounge, is practical and well-proportioned, offering space for meal preparation.

One of the standout features of this home is the versatile basement. Fully powered with electric points and lighting, this space is much more than just storage. Whether you envision it as a home office, a personal gym, or a playroom for the kids, the possibilities are endless. It provides that extra flexibility that can be hard to find in many homes of this size.

Outside, the property continues to impress with its practical and secure block-built storage shed. Featuring a robust shutter door, this shed is perfect for safely storing garden equipment, bicycles, or even converting into a handy workshop. Wooden side gates lead to a possible off-road parking area—a rare find in terraced homes, offering both convenience and peace of mind.

Local shops, GP surgery, schools, and public transport links within walking distance.

Whether you're looking to settle into your first home or make a smart investment, this 2-bedroom property in Penrhiwceiber offers potential, practicality, and the chance to truly make it your own.

Contact us today to arrange a viewing.



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ENTRANCE HALL

Entrance via a brown uPVC front door. Artex ceiling. Wallpaper and tiled walls. Laminate flooring. Cupboard housing electric meter and fuse board. Door to lounge.



LOUNGE

6.27 m x 4.75 m

Feature of the room is the modern media wall with built in fire. Emulsion ceiling with sunken spot lights. Emulsion walls. Laminate flooring. Two radiators and power points. Under stairs storage. Door to kitchen and stairway leading to 1st floor. uPVC window to the front.



KITCHEN

4.03 m x 2.97 m

Base and wall units in cream with complimentary black work surface. stainless steel sink unit. Built in hob, oven and grill. Artex ceiling with coving. Wallpaper walls. Laminate flooring. Radiator and power points. Plumbed for automatic washing machine. uPVC window and door to the rear.



DOWNSTAIRS BATHROOM

2.87 m x 1.54 m

White suite comprising bath with shower over head and glass screen, w.c and wash hand basin with vanity unit. Artex ceiling. Wallpaper and panelled walls. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Attic access. Window to the rear. Doors leading to two bedrooms.



BEDROOM 1

4.72 m x 2.90 m

Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Carpet flooring. Radiator and power points. Two uPVC windows to the front.



BEDROOM 2

3.65 m x 2.67 m

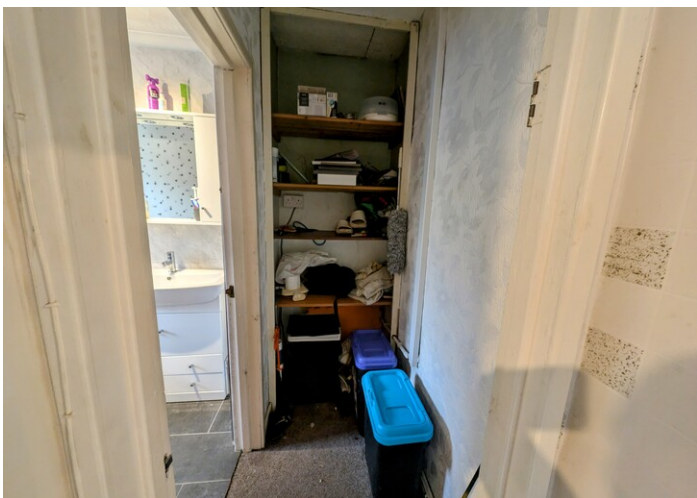
Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. uPVC window to the rear.

EXTERIOR

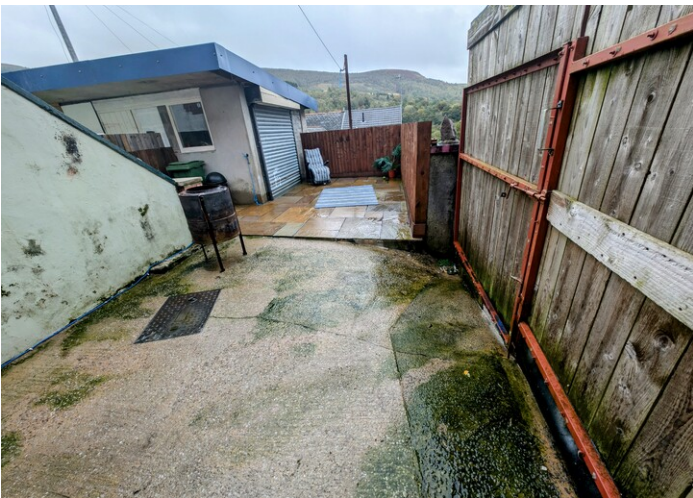
Basement - Good size basement with power points and lighting. Ideal for storage or possible man cave.

Rear - Steps leading down to enclosed patio area. Large wooden side gates which could provide potential off road parking. Block built storage shed with roller shutter doors.









EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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