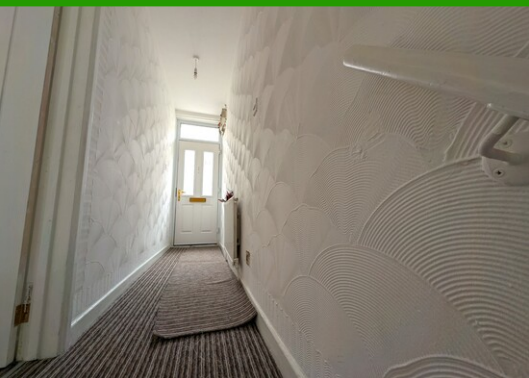




**Park Street, Penrhiwceiber.
CF45 3YL**

**FOR SALE
£85,000**



- **THREE BEDROOMS**
- **BATHROOM & EN SUITE TO BEDROOM**
- **SOLD VACANT WITH NO ONWARD CHAIN**



3



2



1



Property Description

**** THREE STOREY WITH THREE BEDROOMS ****

T Samuel Estate Agents bring to the market this three storey, three bedroom property situated in Penrhiwceiber.

Close to the local corner shop and primary school.

Both the village of Penrhiwceiber and Mountain Ash town centre are within walking distance with their shops, GP surgeries and train stations.

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

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, bathroom, basement level kitchen, three bedrooms and en suite.

ENTRANCE HALL

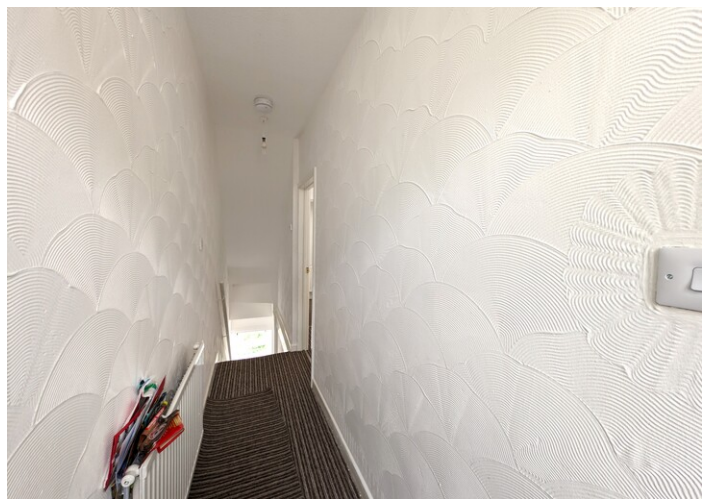
Artex ceiling and walls. Carpet flooring. Radiator. Power points. Door to lounge and stairs to basement level. Electric meter and fuse board.



LOUNGE

4.53 m x 3.19 m

Wooden fire surround housing fire with baxi boiler behind. Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Door to inner hallway. uPVC window to the front.



INNER HALLWAY

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Doors leading to cupboard housing water tank and door to bathroom. Stairs to first floor.



BATHROOM

2.46 m x 1.89 m

Three piece suite in white comprising bath with w.c and wash hand basin. Artex ceiling. Tiled walls. Vinyl flooring. uPVC window to the rear with frosted glass.



STAIRS TO BASEMENT LEVEL

Artex walls and ceiling. Carpet flooring. uPVC window to the rear.



BASEMENT LEVEL KITCHEN

3.59 m x 3.48 m

Base and wall units in wood with black work surface. Plumbed for automatic washing machine. Built in oven and hob with extractor above. Stainless steel sink unit. Under stairs storage. Artex ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. Radiator. Power points. uPVC window and door to the rear.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Doors to three bedrooms. Attic access. uPVC window to the rear.



BEDROOM 1

2.96 m x 2.52 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Door to ensuite.



EN SUITE

2.85 m x 0.89 m

Shower base with thermostat shower, w.c and wash hand basin with vanity unit. Emulsion walls with tiles in shower unit. Emulsion ceiling.

BEDROOM 2

3.57 m x 2.27 m

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



BEDROOM 3

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



EXTERIOR

Concrete section leading to garden in need of TLC. Views of the surrounding mountains.







EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 55 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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