



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

FOR SALE
£110,000



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



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Property Description

A three-bedroom mid-terrace home situated in Penrhiwceiber, on the outskirts of Mountain Ash. This property offers a mix of traditional features and practical living space, making it ideal for first-time buyers or those seeking a comfortable family home.

Inside, the entrance hall leads to a spacious lounge with charming features such as an original fireplace and dual-aspect windows overlooking the rear mountainside views. The kitchen benefits from modern units and access to a versatile conservatory, perfect for dining or relaxing. The property includes three bedrooms, with a mix of carpeting, laminate, and original floorboards, providing character throughout.

Externally, the enclosed garden is a peaceful retreat, featuring artificial lawns, shrubs, and a water feature, with an archway connecting two distinct garden areas.

The property is within walking distance to Penrhiwceiber village, which offers shops, a GP surgery, and a train station. Mountain Ash town centre is also easily accessible by public transport from a nearby main route, providing additional shops, a GP surgery, and train services. Primary schools are close by, and a recently built link road offers easy access to the A470 for commuters.

Offered for sale with vacant possession and no onward chain, this home presents a practical opportunity in a sought-after location.

ENTRANCE HALL

Entered via an oak-coloured uPVC front door, the hallway features vinyl flooring and a neutral emulsion-finished ceiling with coving. The walls are wallpapered, giving a traditional feel, and a radiator provides warmth. The space also houses the electric meter and fuse board for easy access. Clear glazed internal oak doors lead to the lounge and provide access to the basement level, allowing natural light to flow through the space.



LOUNGE

6.38 m x 3.05 m

A spacious and traditional lounge featuring a wallpapered ceiling with ceiling rose and matching wallpapered walls with decorative dado rail. The room is carpeted and offers warmth through two radiators, along with multiple power points. A charming brick fireplace houses a log burner, creating a cosy focal point. Stairs lead to the first floor, and two dual-aspect windows provide plenty of natural light and offer lovely views to the rear of the surrounding mountainside.



STAIRS TO BASEMENT LEVEL

Carpeted stairs lead down to the basement level, featuring wallpapered walls and a matching wallpapered ceiling, finished with a dado rail for added detail. The décor is in keeping with the traditional style found throughout the home, providing a consistent and characterful transition to the lower level.



WET ROOM

1.68 m x 1.42 m

A practical and functional space, the wet room includes a shower area enclosed by a bi-fold half shower door, along with a WC and wash hand basin. The room features tiled walls and a panelled ceiling, with non-slip flooring for added safety. A radiator provides warmth, and a frosted uPVC window to the rear allows for natural light and ventilation while maintaining privacy.



KITCHEN

3.78 m x 3.39 m

Fitted with a range of light mint gloss wall and base units, the kitchen offers a clean and modern look, complemented by matching work surfaces and tiled splashbacks around the preparation areas. It includes a freestanding cooker and a stainless steel sink unit. There is access to useful under-stairs storage, and the space is finished with an emulsion-painted ceiling and walls, vinyl flooring, and fluorescent strip lighting. A radiator and multiple power points provide practicality, while a uPVC window and door open into the conservatory, allowing natural light to brighten the room.



CONSERVATORY

3.04 m x 2.34 m

A great additional living space, the conservatory features an emulsion-painted ceiling and walls, with tiled flooring underfoot—ideal for a variety of uses such as a dining area, sitting room, or home office. The space benefits from power points and ample natural light, with uPVC French doors, matching side windows, and a gable-end roof design that adds height and character. The doors open directly onto the exterior, seamlessly connecting indoor and outdoor living.



LANDING

The landing features wallpapered walls and ceiling, with carpet flooring for comfort underfoot. From here, doors lead to three bedrooms, continuing the traditional style found throughout the home.

BEDROOM 1

3.44 m x 3.08 m

A generously sized double bedroom featuring a wallpapered ceiling with coving and matching wallpapered walls. The room is carpeted and includes a radiator and power points for convenience. A charming original fireplace adds character, and the wall-mounted boiler is also housed here. A uPVC window to the rear provides natural light and views of the surrounding area.

BEDROOM 2

3.40 m x 2.49 m

This bedroom features an emulsion-painted ceiling with coving and wallpapered walls. Laminate flooring provides a low-maintenance finish, and the room includes a radiator and power points. A uPVC window to the front allows for natural light and views.

BEDROOM 3

2.69 m x 2.10 m

A naturally finished bedroom with emulsion-painted ceiling and walls left in their natural state, offering a blank canvas for personalisation. The room features original floorboards, a radiator, and power points for convenience. There is attic access, and a uPVC window to the front provides natural light.



EXTERIOR

A few steps lead up to a fully enclosed garden, primarily laid with low-maintenance artificial lawn and thoughtfully decorated with shrubs, plants, and a water feature, creating a peaceful outdoor space. An archway connects to a further section of the garden, also laid with artificial lawn and enhanced with additional shrubs and planting, offering a tranquil and private setting.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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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