



**Glasbrook Terrace, Mountain  
Ash, CF45 3SY.**

**FOR SALE**  
**£115,000**



- **THREE BEDROOMS**
- **CLOSE TO LOCAL AMENITIES**
- **SOLD WITH VACANT POSSESSION**



**3**



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## **Property Description**

Situated on a popular side street in Penrhiwceiber, this three bedroom family home offers an excellent opportunity for first time buyers or those looking to update and personalise a property in a well regarded location. The accommodation is well proportioned and includes a welcoming lounge, kitchen, upstairs bathroom and three bedrooms.

The property is generally in good condition, although the bedrooms will benefit from TLC, providing a chance to make the space your own.

Outside, the house features a good sized, low maintenance patio area with rear lane access. There is also a stone built outside w.c, offering practical convenience for outdoor use.

The property is positioned directly opposite Glasbrook Fields and Penrhiwceiber offers a range of local amenities including shops, schools and transport links.

Ideal location for families and commuters.

This property represents a rare opportunity to secure a spacious home in a popular area, with scope to add value through refurbishment and personalisation.

## **ENTRANCE HALL**

The property is entered via a white uPVC front door into the entrance hall, featuring artex-finished walls and an emulsion-painted ceiling with coving. The floor is carpeted and stairs rise to the first-floor accommodation. The hallway benefits from a radiator, with a door providing access to the lounge. The electric meter and fuse board are also located here.

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## **LOUNGE**

6.48 m x 4.12 m

The lounge features smooth emulsion-finished walls and ceiling, complemented by coving and a ceiling rose. A coal-effect gas fire set within a wooden surround provides a focal point to the room. The floor is carpeted, with two radiators and power points in place. A door leads through to the kitchen and dual-aspect uPVC windows to the front and rear elevations allow plenty of natural light.

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## **KITCHEN**

5.13 m x 1.96 m

The kitchen is fitted with cream gloss wall and base units complemented by marble-effect work surfaces and a white sink unit. There is freestanding cooker with an extractor hood above and the room is plumbed for an automatic washing machine. Additional features include a radiator, power points and useful under-stairs storage. Artex ceiling with coving, emulsion-painted walls and vinyl flooring. uPVC windows to the side and rear elevations provide natural light, with a uPVC door leading out to the exterior.

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## **LANDING**

The landing features an artex ceiling with coving and artex-finished walls, with carpeted flooring underfoot. Doors provide access to three bedrooms and the upstairs bathroom. The space also benefits from two built-in storage cupboards, one of which houses the combi boiler.

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## **UPSTAIRS BATHROOM**

2.68 m x 2.24 m

The bathroom is fitted with a suite comprising a bath, WC, and wash hand basin set within a vanity unit, along with a separate shower cubicle. The room benefits from a radiator and vinyl flooring. The ceiling is finished in emulsion with sunken spotlights and coving, while the walls are tiled throughout. A uPVC frosted window to the rear elevation provides natural light and privacy.

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## **BEDROOM 1**

3.42 m x 2.97 m

Bedroom One features a polystyrene tiled ceiling with wallpapered walls and carpeted flooring. The room benefits from a radiator and power points, with a uPVC window to the rear elevation allowing natural light.

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## **BEDROOM 2**

3.33 m x 2.90 m

Bedroom Two features a polystyrene tiled ceiling with wallpapered walls and carpeted flooring. The room benefits from a radiator and power points, with a uPVC window to the front elevation providing natural light.

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### **BEDROOM 3**

2.46 m x 2.13 m

Bedroom Three features an artex ceiling with wallpapered walls and carpeted flooring. The room benefits from a radiator and power points, with a uPVC window to the front elevation allowing natural light.

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### **EXTERIOR**

To the rear there is a good-size, low-maintenance patio area with rear lane access. There is also a stone-built outside WC, which is convenient for outdoor entertaining or for use when working in the garden.

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# EPC

## 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.

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