



Glasbrook Terrace, Mountain Ash, CF45 3SY.

**FOR SALE
£115,000**



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





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 convivence 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.



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.



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.



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.



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.



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.



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.



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.

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.







EPC

FLOORPLAN



Misdescriptions Act 1991

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