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ESTATE AGENTS

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Harcourt Terrace, Penrhiwceiber, Mountain Ash, CF45 3SD.

FOR SALE
£115,000

- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **UNINTERRUPTED VIEWS TO THE FRONT**

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Property Description

This three bedroom mid-terraced property is situated in a quiet and established residential street in Penrhiwceiber, ideally positioned within walking distance of local shops, GP surgery and train station, offering excellent everyday convenience and transport links.

Set in a peaceful location, the property enjoys uninterrupted views of the surrounding mountains, providing a pleasant and open outlook.

Offered for sale with vacant possession and no onward chain, the property presents an excellent opportunity for a range of buyers including first-time purchasers, downsizers or investors.

The property has been well cared for over the years and is ready for immediate occupation, whilst also offering fantastic potential for those looking to modernise and add their own style and value.

The accommodation is arranged over two floors and briefly comprises entrance hall, comfortable lounge, kitchen/diner with space for family dining, and a ground floor bathroom. To the first floor are three bedrooms.

Externally, the property benefits from a tiered rear garden with block-built storage shed, providing useful outdoor space.

Overall, this is a well-positioned home with great potential, offered in a popular residential location and ready for its next chapter.

ENTRANCE HALL

Entered via white uPVC front door into welcoming entrance hall with fitted carpet, decorative glazed internal window overlooking the lounge and useful understairs storage. Additional cupboard housing the electric fuse board. Finished with papered walls, artex ceiling with coving and radiator.

LOUNGE

6.40 m x 3.40 m

Comfortable family lounge with uPVC window to the front aspect allowing for plenty of natural light. Featuring fitted carpet, decorative papered walls and coved artex ceiling. Attractive stone fireplace housing gas fire creates a focal point to the room. Internal glazed window looking through to the kitchen. Doors leading to the staircase and kitchen.

KITCHEN/DINER

4.50 m x 3.60 m

Good size kitchen/diner fitted with a range of wood effect base and wall units complemented by work surfaces over. Incorporating stainless steel sink and drainer unit, built-in oven and hob, plus plumbing for automatic washing machine. There is ample space for family dining table and chairs, making this an ideal everyday living and entertaining space. Finished with tiled flooring, papered walls and coved ceiling. uPVC window and door providing access to the exterior. Door leading into inner hallway with useful larder storage cupboard.

DOWNSTAIRS BATHROOM
2.10 m x 1.60 m
Convenient ground floor bathroom fitted with shower cubicle, W.C. and wash hand basin set within vanity storage units. Finished with tiled flooring, panelled walls and ceiling. Further benefits include radiator and frosted uPVC window to the side aspect.

LANDING

First floor landing with fitted carpet, papered walls and coved ceiling. Benefiting from attic access, power point and uPVC window to the rear aspect. Doors providing access to all three bedrooms.

BEDROOM 1
3.50 m x 2.60 m
Double bedroom situated to the rear of the property, benefiting from fitted wardrobes providing excellent storage space. Finished with fitted carpet, papered walls and coved ceiling. Further benefits include radiator, power points and uPVC window overlooking the rear aspect.

BEDROOM 2
3.40 m x 2.20 m
Finished with fitted carpet, papered walls and coved ceiling. Benefiting from built-in storage housing the combi boiler. Radiator and power points. uPVC window to the front aspect.

BEDROOM 3
2.70 m x 2.10 m
Finished with fitted carpet, papered walls and artex ceiling with coving. Benefiting from built-in storage cupboards providing useful space. Radiator and power points. uPVC window to the front aspect.

EXTERIOR

To the rear is a tiered garden accessed via steps, offering outdoor space with further potential. The garden also benefits from a block-built storage shed, providing useful external storage.

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.

Data Protection Act 1998

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