



**Park Street, Penrhiwceiber,  
Mountain Ash, Rhondda Cynon  
Taf, CF45 3YL. CF45 3YL**

**FOR SALE  
£129,000**



- **TWO BEDROOMS**
- **RECENTLY REFURBISHED**
- **GROUND LEVEL BATHROOM AND UPSTAIRS  
W.C**



**2**



**1**



**1**



## **Property Description**

A well-presented two-bedroom mid-terraced property situated in the popular village of Penrhiwceiber. The property has recently undergone refurbishment and is offered with the benefit of being freshly redecorated throughout together with new carpets, creating a clean and move-in ready home. Externally, the rear garden has also been improved with new fencing and freshly laid turf, providing a pleasant and usable outdoor space.

The accommodation offers comfortable and practical living space throughout, featuring a bright and welcoming lounge, a good-sized fitted kitchen with space for a kitchen table, and a family bathroom to the ground floor. To the first floor are two well-proportioned bedrooms, offering comfortable accommodation with flexibility for guests or additional uses as required.

Conveniently located within walking distance of village amenities including local shops, primary schools, GP surgery and train station, the property is well placed for everyday living. The nearby town of Mountain Ash offers a wider range of facilities including additional shops, healthcare services and rail links. The recently constructed link road is just a short drive away, providing excellent access to the A470 and surrounding areas, making it ideal for commuters.

This property would make an excellent purchase for first-time buyers, investors, or those looking to downsize. It is offered for sale with vacant possession and no onward chain, allowing for a smooth and straightforward transaction.

## **LOUNGE**

4.32 m x 4.26 m

A spacious and welcoming reception room accessed via a white uPVC entrance door. Benefiting from dual aspect uPVC windows to the front and rear elevations, the room enjoys an abundance of natural light throughout the day. Character features include decorative dado rail detailing, while the generous layout provides ample space for both living and dining furniture. Stairs lead to the first floor and basement level, with useful built-in storage cupboards offering practical storage solutions. Internal access is also provided to the bathroom. The room is completed with carpet flooring, radiators and ample power points.

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## **BATHROOM**

2.49 m x 2.14 m

Fitted with a three-piece suite comprising a panelled bath with mixer shower taps and glass shower screen, low-level WC, and wash hand basin. The room features a lightly textured ceiling, emulsion walls with tiled splashbacks, and practical vinyl flooring. A radiator provides heating, while a uPVC double-glazed obscured window to the rear elevation allows for natural light whilst maintaining privacy.

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## **BASEMENT KITCHEN**

3.57 m x 3.23 m

Located on the lower ground floor, this spacious kitchen is fitted with a range of wood-effect wall and base units complemented by contrasting black work surfaces. Integrated appliances include a built-in oven and hob with extractor hood above, together with a stainless steel sink unit and plumbing for an automatic washing machine. The room offers ample space for a kitchen table and chairs, creating a practical area for everyday meals. Finished with emulsion walls and ceiling, tiled flooring, a radiator, and ample power points, the kitchen also benefits from a useful under-stairs storage cupboard. A uPVC double-glazed window to the rear elevation and uPVC door provide natural light and access to the rear garden.

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## **LANDING**

Featuring a lightly textured ceiling and emulsion walls, the landing is finished with carpet flooring and provides access to the first-floor accommodation. Doors lead to two bedrooms and the upstairs WC, with the added benefit of attic access.

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## **BEDROOM 1**

4.37 m x 2.81 m

A generously proportioned bedroom featuring a textured ceiling and emulsion walls, complemented by carpet flooring. The room benefits from two uPVC double-glazed windows to the front elevation, allowing for plenty of natural light. Additional features include a radiator and ample power points.

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## **BEDROOM 2**

3.40 m x 2.60 m

Another generously sized bedroom featuring a textured ceiling and emulsion walls, complemented by carpet flooring. The room benefits from a radiator and ample power points, along with a built-in storage cupboard housing the combination boiler which also provides useful additional space suitable for use as a wardrobe. A uPVC double-glazed window to the rear elevation enjoys pleasant views over the surrounding mountainside.

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## **UPSTAIRS W.C.**

1.40 m x 0.85 m

A particularly convenient addition to the first floor, this facility comprises a WC and wash hand basin set within a vanity unit. The room benefits from emulsion walls and ceiling, together with practical vinyl flooring. This useful space adds real everyday practicality to the upper level of the home, particularly for family living.

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## **EXTERIOR**

To the rear is a good-sized enclosed garden, recently upgraded with new feather edge fencing providing a secure and private outdoor space. The garden is arranged over two levels, with a concrete seating/utility area leading up to a raised lawn section. Additional features include an outside tap, and the garden enjoys pleasant views over the surrounding mountainside, creating an attractive backdrop for outdoor use and relaxation.

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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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