



**Penbryn Terrace,
Penrhwceiber, Mountain Ash
CF45 3TJ.**

**FOR SALE
£105,000**



- **THREE BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **VIEWS TO THE FRONT AND LARGE TIERED REAR GARDEN**





Property Description

A three-bedroom mid-terraced home with a front forecourt, perfect for sitting out and enjoying the stunning mountain views. Set on a peaceful street, the property underwent a substantial renovation some years ago, including new walls throughout and a new roof, creating a solid and well-maintained home. While some areas would benefit from updating, it is liveable and offers excellent potential to become a lovely family home with a little finishing touch.

Inside, the property offers a welcoming lounge with a brick-effect fireplace and dual-aspect windows, a practical kitchen with utility space, and a downstairs bathroom with a three-piece suite. Upstairs, there are three well-proportioned bedrooms, all bright and airy, accessed via a spacious landing.

To the rear, a tiered garden with steps and a concrete base provides ample potential. Currently overgrown and in need of some TLC, it includes two sheds and would be ideal for a keen gardener to restore and enjoy.

Conveniently located within walking distance of the village of Penrhiewceiber, offering shops, a GP surgery, and a train station. The larger town of Mountain Ash, with a wider range of amenities and an additional train station, is just a short drive or bus ride away.

The property is being sold with no onward chain and is subject to probate, which commenced in December 2025, making this a great opportunity to secure a home in a desirable location with both charm and potential.

ENTRANCE HALL

Accessed via a white uPVC front door, the entrance hall offers a welcoming first impression. Featuring an artex ceiling with coving, emulsion-finished walls and carpeted flooring. There is a useful storage cupboard housing the electric meter, a radiator for comfort, stairs rising to the first floor and a door leading through to the lounge.



LOUNGE

6.71 m x 3.87 m

The lounge is a bright and comfortable living space featuring an artex ceiling with coving, smooth emulsion-finished walls and carpeted flooring. The room benefits from two radiators, multiple power points and uPVC windows to both the front and rear aspects, with pleasant views towards the mountainside to the front. A brick-effect fireplace housing a coal-effect gas fire creates a focal point and a door provides access through to the kitchen.



KITCHEN

3.45 m x 3.25 m

The kitchen is a functional space that would benefit from modernisation, offering excellent potential for improvement. Currently fitted with a base unit incorporating a stainless steel sink unit, along with a wall-mounted cupboard. There is plumbing in place for an automatic washing machine and useful under-stairs storage. Additional features include a radiator, power points and a wall-mounted gas fire with a Baxi boiler located behind. The kitchen has vinyl flooring, wallpapered walls and ceiling, a uPVC window to the side and a door providing access to the utility room and external door to the outside.



UTILITY ROOM

The utility room features an artex ceiling and walls with vinyl flooring. There is a cupboard housing the water tank, and a door provides access through to the bathroom.



DOWNSTAIRS BATHROOM

1.87 m x 1.85 m

The downstairs bathroom is fitted with a fairly modern three-piece suite in white, comprising a bath with overhead shower, WC and wash hand basin. While the suite itself is in good order, the room would benefit from some general tidying and a little TLC. Features include vinyl flooring, a radiator, artex ceiling and a combination of artex and tiled walls. A uPVC frosted window to the side providing natural light and privacy.



LANDING

The landing features an artex ceiling with coving, smooth emulsion-finished walls and carpeted flooring. There are power points, access to the attic space, and doors leading to three bedrooms. A uPVC window to the rear provides natural light to the area.



BEDROOM 1

3.84 m x 2.72 m

A good-sized front-facing bedroom featuring an artex ceiling with coving, smooth emulsion-finished walls and carpeted flooring. The room benefits from a radiator, power points and a uPVC window to the front allowing in natural light.



BEDROOM 2

3.23 m x 2.75 m

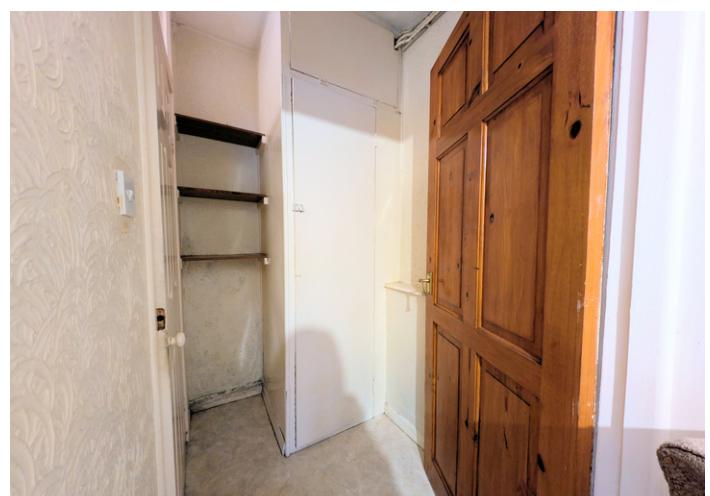
Another good-sized double bedroom featuring an artex ceiling with coving, smooth emulsion-finished walls and carpeted flooring. The room is fitted with a radiator and power points, and benefits from a uPVC window to the rear providing natural light.



BEDROOM 3

3.07 m x 2.22 m

A well-proportioned bedroom featuring an artex ceiling with coving, smooth emulsion-finished walls and carpeted flooring. The room benefits from a radiator, power points, and a uPVC window to the front.



EXTERIOR

At the rear of the property, a concrete section provides a practical base, from which steps lead up to a generous tiered garden. Currently overgrown and in need of some TLC, the garden has great potential to be brought back to its former glory. It includes two sheds and was previously enjoyed by an owner with a passion for gardening and container planting, offering plenty of opportunity for a keen gardener to create a beautiful and productive outdoor space.







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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