



**Morris Avenue, Penrhiwceiber,
Mountain Ash, CF45 3TW. CF45
3TW**

**FOR SALE
£120,000**



- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**
- **VILLAGE LOCATION AND CLOSE TO
AMENITIES**



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Property Description

A three-bedroom mid-terrace property located in a quiet street in the village of Penrhiwceiber.

The accommodation is practical and well laid out, with a lounge/diner offering the potential to create one larger open-plan living space. The kitchen benefits from grey wall and base units, wooden work surfaces, a breakfast bar, and integrated oven and hob.

Upstairs there are three bedrooms and a family bathroom. The landing includes built-in storage and attic access.

Outside, the property has front steps leading to a lawned area with views of the surrounding hillside. To the rear there is a concrete area with steps up to a patio and a gate providing rear lane access.

Penrhiwceiber is a popular village within the Rhondda Valley, offering a range of local amenities including shops, cafes, and schools. There are regular public transport links to nearby towns such as Aberdare and Pontypridd, and the area is well placed for commuting with easy access to the A470. The surrounding countryside provides good walking routes and outdoor space, while larger shopping and leisure facilities can be found in nearby towns.

ENTRANCE HALL

Entrance via a white uPVC front door. Artex ceiling and wallpapered walls. Tiled flooring and radiator. Stairs rising to the first floor. Door leading to the lounge. Electric meter and fuse board located here.



RECEPTION ROOM 1

3.57 m x 3.46 m

This room currently has a partial partition wall in place, which could easily be removed to create one large open-plan lounge/diner if desired. Artex ceiling and wallpapered walls with dado rail. Laminate flooring, radiator and power points. uPVC window to the front aspect.



RECEPTION ROOM 2

3.70 m x 2.89 m

Artex ceiling with coving and wallpapered walls. Laminate flooring, radiator and power points. Door leading to the kitchen. uPVC window to the rear aspect.



KITCHEN

4.65 m x 2.65 m

A good-sized kitchen fitted with a range of grey wall and base units complemented by wooden work surfaces and a matching wooden breakfast bar. Built-in oven and hob, sunken sink unit with pull-down tap, and plumbing for an automatic washing machine. Artex ceiling with coving, emulsion-painted walls with tiled splashbacks around the work surfaces and one wallpapered feature wall. Laminate flooring, radiator and power points. Useful under-stairs storage. uPVC window to the side and door providing access to the exterior.



LANDING

Artex ceiling and wallpapered walls. Built-in storage cupboard and access to

the attic. Doors leading to three bedrooms and the upstairs bathroom. Carpeted flooring.

UPSTAIRS BATHROOM

3.45 m x 2.61 m

Fitted with a three-piece suite comprising corner bath with shower mixer taps, low level W.C. and wash hand basin. Emulsion ceiling and emulsion-painted walls with tiled splashbacks. Vinyl flooring and radiator. uPVC frosted window to the side aspect.



BEDROOM 1

3.14 m x 3.00 m

Artex ceiling and emulsion-painted walls. Radiator and power points. uPVC window to the rear aspect.



BEDROOM 2

3.11 m x 2.80 m

Artex ceiling and emulsion-painted walls. Vinyl flooring, radiator and power points. uPVC window to the front aspect.



BEDROOM 3

2.35 m x 2.27 m

Emulsion ceiling with coving and emulsion-painted walls. Radiator and power points. uPVC window to the front aspect.



EXTERIOR

Front steps lead up to the property, with a lawned section to the side of the steps. The property benefits from pleasant views of the surrounding hillside.

To the rear there is a concrete section with steps leading up to a patio area. A gate provides access to the rear lane.







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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