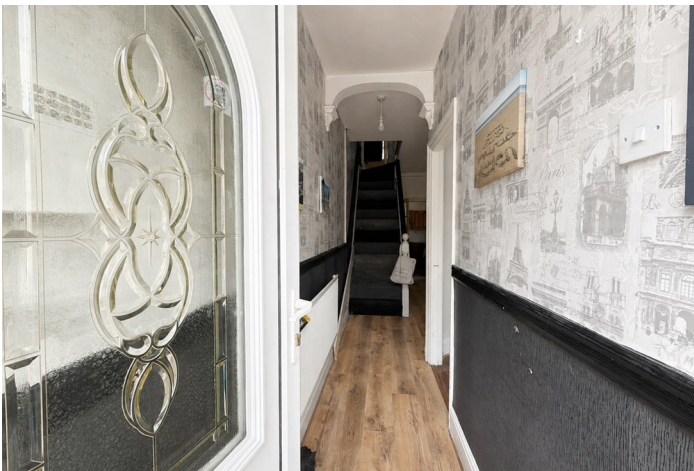


FREEHOLD



House - Terraced (EPC Rating: )

45 CO-OPERATIVE STREET, TON PENTRE,  
PENTRE, CF41 7AU

£125,000



# 3 Bedroom House - Terraced located in Pentre

Nestled in the charming area of Co-Operative Street, Ton Pentre, this terraced house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or those seeking a welcoming environment.

The house boasts three bedrooms, each designed to provide a peaceful retreat at the end of the day. Natural light floods through the windows, creating a warm and inviting atmosphere throughout the home. The single bathroom is well-appointed, catering to the needs of the household with ease.

Situated in the heart of Pentre, this property benefits from a vibrant community and is conveniently located near local amenities, schools, and transport links. Whether you are a first-time buyer or looking to invest, this terraced house presents an excellent opportunity to create a lovely home in a sought-after area.

With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to view this charming home and envision the possibilities it holds for you and your family.

## Hallway

An inviting entrance hallway with light wood effect laminate flooring and a decorative glass front door. The walls are adorned with patterned wallpaper and a black dado rail, creating a welcoming first impression and leading straight to the staircase.

## Sitting Room

12.1 x 9.1

A cosy sitting room with patterned paper walls and darker laminate flooring. The room includes a PVCU window to the front aspect. Offering a simple and clean aesthetic.

## Living Room

12.7 x 12.3

A spacious living room featuring light wooden flooring and a large window allowing natural light to fill the room. The neutral walls provide a versatile backdrop for furnishings, and the room includes a staircase with a white banister leading to the upper floor.

## Kitchen

11.8 x 9.1

A kitchen with traditional wooden cabinetry and dark work surfaces. It benefits from a natural light source through a window above the sink and provides ample storage and work space. The kitchen has a practical layout with an entryway leading back to the hallway and stairs.

## Lean To

5.5 x 4.8

A rear porch or small enclosed area accessed via a door with decorative glass panels, featuring a small window overlooking the garden or neighbouring rooftops. This

space appears functional, possibly for storage or access to the garden.

## Utility Room

5.8 x 5.3

A utility or storage room featuring white tiled walls accented with a black border and a window providing natural light. There are several electrical sockets and a boiler unit installed, making it practical for various household needs.

## Bedroom 1

15 x 10

A bright room with two large windows set at different heights, allowing plenty of daylight to fill the room. The flooring is a warm laminate wood, and the walls are decorated with wallpaper featuring a subtle pattern.

## Bedroom 2

11.4 x 8.9

A second double bedroom featuring colourful painted walls and a whimsical ceiling painted with clouds, adding character and charm. The light wooden flooring complements the playful decor, making this room ideal for a child's bedroom or a creative space.

## Bedroom 3

8.7 x 5.6

A smaller, quieter room with a clean, simple design, featuring soft grey carpet and fresh white walls. It has a single window that floods the space with natural light, making it a perfect choice for a study or small bedroom.



### Bathroom

6 x 5.6

A bathroom with a white suite including a bath with a shower fitting, a toilet, and a wash basin. The walls are tiled partway up and painted above, and a small window provides ventilation and natural light. The flooring is dark, adding contrast to the light walls and fittings.

### Landing

A landing area on the upper floor, carpeted with a striped grey pattern. The walls are decorated with patterned wallpaper and the landing provides access to several rooms, with a wooden cupboard set into the wall for additional storage.

### Rear Garden


A fully enclosed rear garden with outbuilding. Open views across the valley.



Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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