



**Harris Terrace, Penrhiwceiber,
Mountain Ash, CF45 3TP**

FOR SALE
£115,000



- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **SOLD WITH NO ONWARD CHAIN**



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Property Description

T Samuel Estate Agents are delighted to offer for sale this spacious three-bedroom, two-bathroom family home, situated in a quiet residential street within the popular village of Penrhiwceiber. Ideally located within walking distance of a range of local amenities, including shops, schools, a GP surgery, and the train station, the property is well placed for commuters and families alike.

Offering generous accommodation throughout, the property briefly comprises an entrance hall leading into a spacious through lounge, featuring a large bay window to the front, a feature fireplace, and useful under-stairs storage. The fitted kitchen offers a range of wall and base units with built-in cooking appliances and provides access to the ground floor wet room, creating practical living accommodation suitable for a variety of buyers.

To the first floor, the landing gives access to three well-proportioned bedrooms, comprising two good-sized doubles and a comfortable single bedroom, together with a family bathroom fitted with a white suite. The layout provides flexible accommodation, ideal for families, those working from home, or anyone looking for additional space.

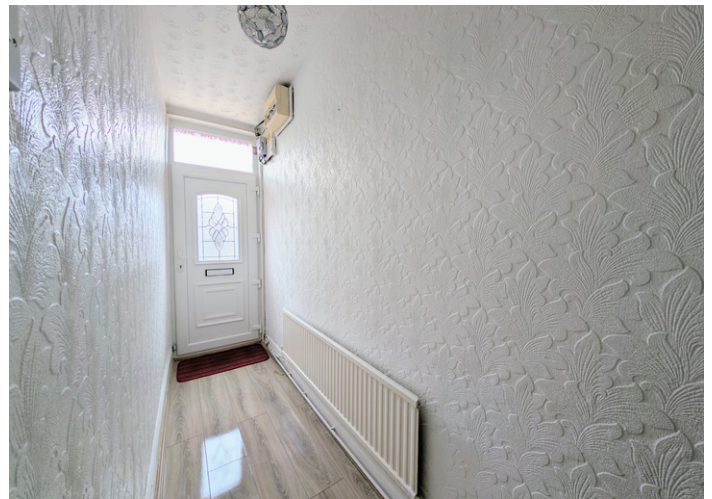
Outside, the property enjoys a low-maintenance, tiered rear garden designed for ease of upkeep. Laid predominantly with artificial lawn, the garden also features raised decorative planters, offering an attractive outdoor space to relax or entertain. A useful storage shed provides additional practicality.

Although the property would benefit from some cosmetic modernisation in certain areas, it has been well maintained and offers excellent potential for a new owner to update and personalise to their own style. With its generous room sizes, two bathrooms, convenient location, and excellent potential, this home is sure to appeal to first-time buyers, growing families, and investors alike.

Early viewing is highly recommended to fully appreciate the size, location, and opportunity this property has to offer.

ENTRANCE

Entered via a white uPVC front door, the entrance hall provides access to the main ground floor accommodation and stairs rising to the first floor. The space benefits from a radiator, electric meter and fuse board. There is a door leading through to the lounge. The hallway features wallpapered walls and an artex ceiling, and offers a practical introduction to the property.



LOUNGE

7.20 m x 3.94 m

A well-proportioned reception room featuring an artex ceiling and wallpapered walls with dado rail detail. The room benefits from laminate flooring and two radiators, along with multiple power points for convenience. A large UPVC bay window to the front provides excellent natural light, complemented by an additional UPVC window to the rear. A brick fireplace houses an electric fire, creating a focal point to the room. There is useful under-stairs storage and a door leading through to the kitchen.



KITCHEN

3.63 m x 2.69 m

Fitted with a range of two-tone base and wall units with complementary work surfaces. Incorporating a white sink unit with drainer, the kitchen also benefits from plumbing for an automatic washing machine. Cooking facilities include a built-in oven and hob with extractor above. The room features an artex ceiling and wallpapered walls, with tiling to splashback areas around the work surfaces. Additional features include a radiator and power points. There is a UPVC window to the side and a door providing access to the exterior. A further door leads to the downstairs bathroom.



DOWNSTAIRS BATHROOM

3.04 m x 2.01 m

Fitted with a white suite comprising a WC and a wash hand basin set within a modern vanity unit. The wet room-style showering area features half-height bi-fold shower doors. The room benefits from a smooth emulsion ceiling, fully tiled walls, non-slip flooring, and a radiator. Two frosted UPVC windows to the side and rear provide natural light while maintaining privacy.



LANDING

The landing features an artex ceiling, wallpapered walls, and carpet flooring. There are power points, loft access, and doors leading to three bedrooms and the upstairs bathroom.



BEDROOM 1

3.33 m x 3.15 m

A good-sized double bedroom with a UPVC window overlooking the rear. The room features wallpapered walls and ceiling, laminate flooring, a radiator, and power points.



BEDROOM 2

3.58 m x 2.77 m

Another good-sized double bedroom featuring laminate flooring, wallpapered walls and ceiling, a radiator, and power points. A UPVC window to the front elevation provides plenty of natural light.



BEDROOM 3

2.65 m x 2.12 m

A well-proportioned third bedroom featuring wallpapered walls and ceiling, laminate flooring, a radiator, and power points. A UPVC window to the front elevation provides natural light.

UPSTAIRS BATHROOM

3.68 m x 2.71 m

Fitted with a white suite comprising a panelled bath, WC, and wash hand basin. The room features an emulsion ceiling, wallpapered walls with tiling to splashback areas, and vinyl flooring. There is a useful storage cupboard housing the combi boiler, along with a radiator and a UPVC window to the side elevation providing natural light.



EXTERIOR

To the rear of the property is a low-maintenance garden designed for ease of upkeep. An artificial lawn provides an ideal space for a small bistro table and chairs, perfect for enjoying the outdoors. Steps lead to a tiered garden, with the first level laid with artificial lawn and complemented by raised planters filled with decorative stones. A further tier also features artificial lawn, offering additional outdoor space. There is also a useful storage shed with Perspex walls and ceiling, providing practical storage while allowing in plenty of natural light.







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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