



**Station Terrace,
Penrhiwceiber, Mountain Ash.
CF45 3SS**

**FOR SALE
£130,000**



- **DOWNSTAIRS SHOWER ROOM**
- **UPSTAIRS FAMILY BATHROOM**
- **2 BEDROOMS, COULD EASILY BE CONVERTED BACK TO 3**



2



2



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Property Description

This charming two-bedroom mid-terrace property in the village of Penrhiwceiber offers versatile living space with the potential to be converted back into three bedrooms, making it perfect for growing families or those seeking extra room. The village itself boasts a range of local amenities including primary schools, a GP surgery, and a train station, all within easy walking distance. For commuters, the A470 is just a short drive away, providing quick and convenient access to surrounding towns and cities.

Inside, the property benefits from both a handy downstairs shower room and an upstairs family bathroom, offering flexibility and comfort for everyday living. The lounge and kitchen areas are well-proportioned and filled with natural light, creating a welcoming environment. Upstairs, the bedrooms provide practical living space, with built-in storage in the second bedroom to help keep things organised.

The tiered rear garden is a real highlight, featuring multiple sunny patio areas ideal for relaxing or entertaining guests. At the top of the garden, there is a block-built outbuilding currently used as a gym, which offers excellent potential to be converted into a garage with minimal work. Rear lane access further enhances the practicality of this lovely home, combining comfortable living with convenience in a sought-after location.

ENTRANCE HALL

You're welcomed into the property through a stylish light green composite front door, leading into a bright entrance hall. The space features a smooth emulsion ceiling and wallpapered walls, complemented by practical laminate flooring underfoot. A radiator provides warmth, and the electric meter and fuse board are neatly housed within the hall. Stairs rise to the first floor, and a door leads directly into the lounge, setting the tone for the rest of the home.

LOUNGE

6.50 m x 3.88 m

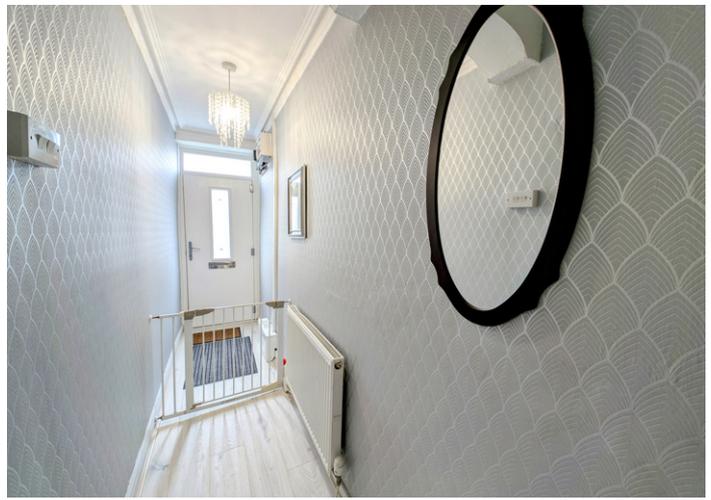
The lounge is a spacious and stylish living area featuring an emulsion ceiling with decorative coving and emulsion-finished walls, with one wall accented by feature wallpaper. Porcelain tiled flooring adds a sleek, modern finish, complemented by two contemporary vertical radiators and an additional standard radiator. The room also benefits from multiple power points, under-stairs storage, and a further built-in storage area. uPVC French doors at the rear lead through to the kitchen, while a uPVC window to the front allows plenty of natural light to fill the room.



KITCHEN

4.67 m x 2.83 m

The kitchen is a modern and functional space, fitted with a generous range of white base and wall units finished with sleek black handles and a complementary black work surface. It features a built-in oven with hob and extractor fan above, along with a stylish black sink and drainer. The room is plumbed for an automatic washing machine and finished with tiled flooring for durability. The emulsion ceiling is fitted with sunken spotlights, and a roof window adds to the bright, airy feel. Walls are finished in emulsion, and a modern vertical radiator provides warmth. Multiple power points offer everyday practicality. A door leads to the downstairs shower room, and an additional door with a side window opens out to the rear of the property.



DOWNSTAIRS SHOWER ROOM

2.17 m x 1.42 m

The downstairs shower room is well-appointed, featuring a walk-in shower cubicle, WC, and a wash hand basin set within a modern vanity unit. The space is finished with a combination of emulsion and tiled walls, an emulsion ceiling, and practical tiled flooring. A radiator provides warmth, and an extractor fan ensures proper ventilation.



LANDING

The landing is finished with emulsion walls and ceiling, complemented by laminate flooring. Doors lead to both bedrooms, the upstairs bathroom, and a convenient built-in storage cupboard, providing practical access to all first-floor areas.



UPSTAIRS BATHROOM

4.37 m x 2.62 m

The upstairs bathroom is well-equipped, featuring a bath, WC, wash hand basin with vanity unit, and a separate large double shower. The ceiling is finished in emulsion, with panelled walls and laminate flooring for a clean, modern look. A modern vertical radiator provides warmth, while storage cupboards offer practical space. An extractor fan ensures good ventilation, and a uPVC window to the rear with frosted glass allows natural light while maintaining privacy.



BEDROOM 1

4.93 m x 3.55 m

Bedroom 1 is a spacious room with emulsion walls and ceiling, complemented by laminate flooring. It benefits from two radiators and multiple power points for convenience. Two uPVC windows to the front allow plenty of natural light to fill the space. This room offers excellent potential to be converted back into two separate rooms, providing flexible living options to suit your needs.



BEDROOM 2

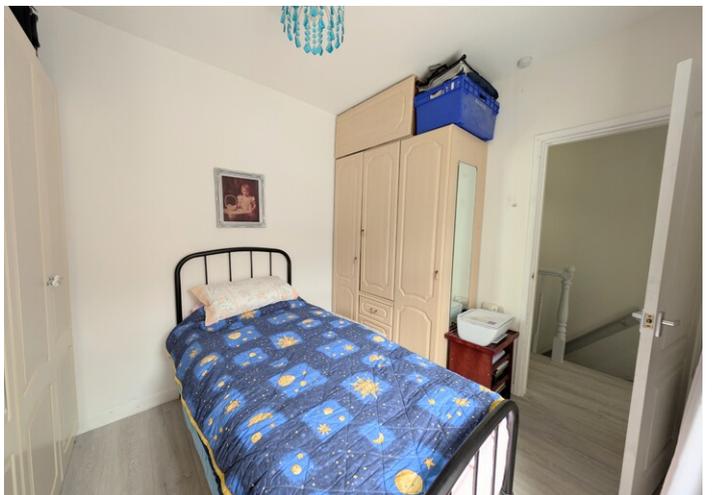
3.48 m x 2.84 m

Bedroom 2 features emulsion walls and ceiling, with laminate flooring underfoot. The room includes a radiator and multiple power points for convenience. Built-in cupboards house the combi boiler and also provide useful storage space. A uPVC window to the rear allows natural light to fill the room.



EXTERIOR

Directly outside the back door is a patio area with an outside tap, perfect for outdoor seating or entertaining. A door leads to additional storage. Steps then lead up to two further tiered areas, both laid with patio slabs and enjoying plenty of sunshine, providing ample space for garden furniture and entertaining. At the top tier, there is a block-built outbuilding currently used as a gym but with excellent potential to be converted into a garage simply by installing garage doors. The property also benefits from convenient rear lane access.





EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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