



**Llwynderi, Penywaun.
CF44 9DW**

**FOR SALE
£140,000**



- **3 BEDROOM SEMI DETACHED**
- **OFF ROAD PARKING**
- **UPSTAIRS BATHROOM**



3



1



1



Property Description

T Samuel Estate Agents brings to market this 3 bedroom semi detached property in Penywaun, Aberdare.

The property has a modern kitchen with cream gloss units, space for appliances, exposed brickwork, beam detailed ceiling, and laminate flooring. A spacious double bedroom features smooth emulsion walls with a picture rail, a cast iron fireplace, and ample room for furniture. The bathroom includes a 3 piece suite with a shower over the bath, tiled and emulsion-finished walls. The sunny, tiered rear garden offers wooden decking, artificial grass, space for furniture, and garden storage sheds.

Property comprises:

Porch, hallway. Living room. Kitchen diner. 3 bedrooms and bathroom. Front and rear gardens and drive way.

Close to local shops, primary and comprehensive schools. Short drive to Hirwaun and Aberdare where you will find supermarkets, an array of shops and doctors surgery. Close to head of the valleys new road system.

Porch

1.70 m x 0.75 m

Entrance to the property is via wooden front door. Smooth emulsion ceiling and panelled walls. Door leading to hallway.

Hallway

1.92 m x 1.80 m

Hallway with smooth emulsion ceiling. Half panelled and smooth emulsion ceiling. Laminate flooring. Doors leading to living room and kitchen diner. Dog legged staircase leading to first floor.

Living room

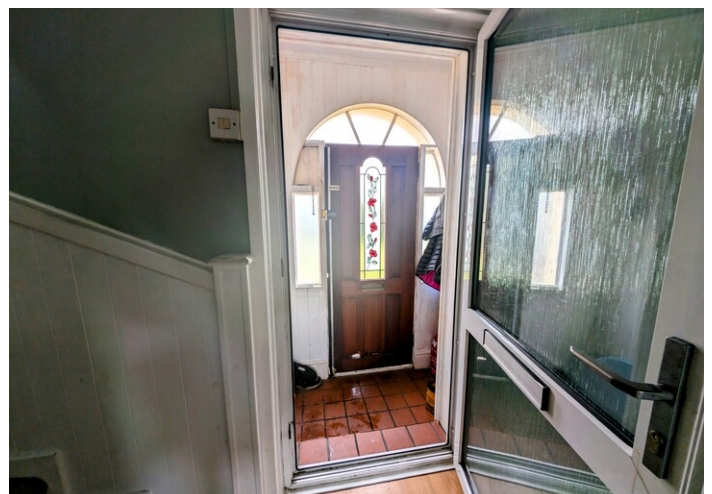
4.28 m x 3.65 m

Lovely size living room with ceiling and walls finished in smooth emulsion, complemented by laminate flooring. The room's focal point is a striking cast iron fireplace with an elegant wooden surround. Upvc window the front. Radiator. Power points.

Kitchen Diner

6.46 m x 2.45 m

The kitchen diner features a cream gloss finish with ample space for appliances and a complimentary light oak effect worktops. The ceiling has been finished with smooth emulsion and highlighted with beam details. A charming exposed brickwork wall adds character, while durable laminate flooring completes the modern, stylish design. Ample space for dining table and chairs. Radiator. uPVC windows and door leading to rear garden. Power points.



Bedroom 1

3.67 m x 3.62 m

A generously sized double bedroom with smooth emulsion walls and ceiling, elegantly framed by a picture rail. The room features a striking cast iron fireplace with a wooden surround, offering both charm and character. Ample space is available for bedroom furniture, ensuring comfort and versatility. Radiator. Power points. Upvc window to the front. Power points.



Bedroom 2

3.62 m x 2.50 m

Smooth emulsion ceiling and walls. Carpets laid. Upvc window to the rear. Radiator. Power points.



Bedroom 3

2.83 m x 2.41 m

Smooth emulsion ceiling and walls. Radiator. Upvc window to the front. Power points.

Bathroom

2.34 m x 1.87 m

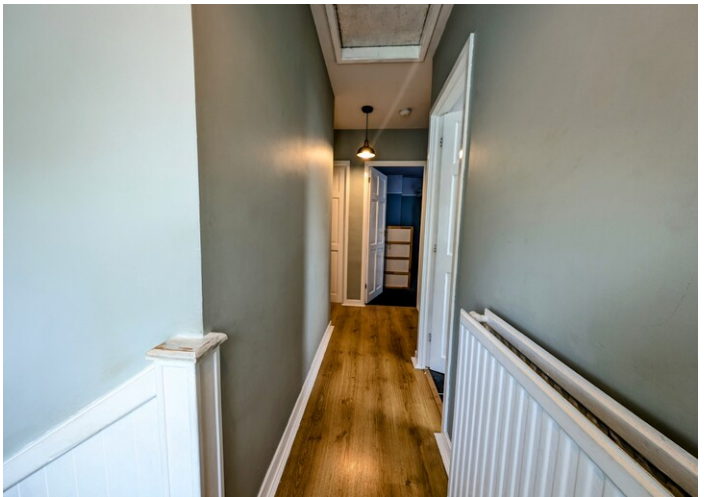
A 3 piece bathroom suite featuring a shower over the bath, wash hand basin, and WC. The walls are a blend of stylish tiling and smooth emulsion, offering a clean and contemporary finish. Upvc window to the rear. Laminate tiled flooring. Radiator



Rear garden

A large tiered rear garden featuring wooden decking and neatly laid artificial grass. This sunny outdoor space is perfect for relaxing, with ample room for garden furniture and includes convenient garden storage sheds.







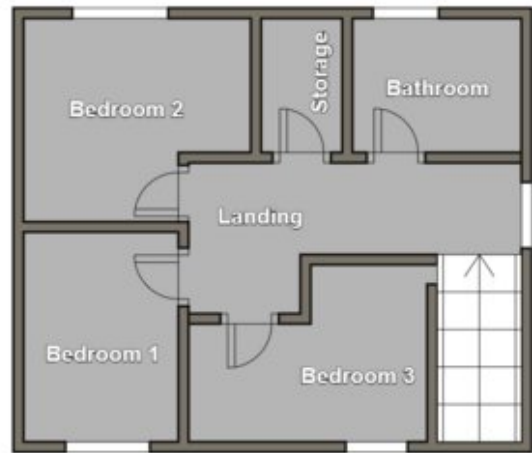
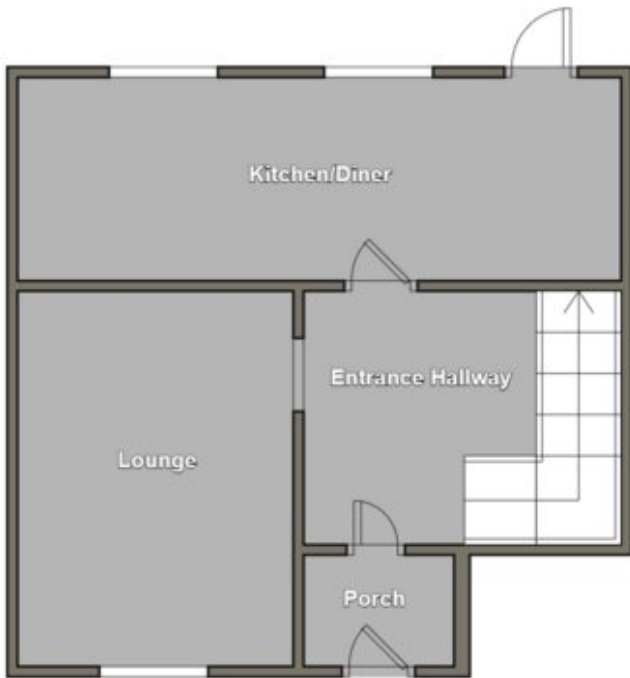




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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