



**Park Street, Penrhiwceiber,
Mountain Ash. CF45 3YL**

FOR SALE
£95,000



- **THREE STOREY**
- **THREE BEDROOMS**
- **1ST FLOOR BATHROOM**



3



1



1



Property Description

**** THREE STOREY WITH THREE BEDROOMS ****

T Samuel Estate Agents bring to the market this three bedroom, three storey property situated in the village of Penrhiwceiber.

Ideal first time buy or investment as already compliant with Rent Smart Wales regulations.

Property is attractively priced for a quick sale.

Close to shops, GP surgery, primary schools and train station. Mountain Ash town centre is also within walking distance providing further shops and train station.

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, basement kitchen, three bedrooms and 1st floor bathroom.

ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion walls and ceiling. Laminate flooring. Electric meter and fuse board. Stairs to basement. Door to lounge.



LOUNGE

6.54 m x 3.36 m

Emulsion walls and ceiling. Laminate flooring. Two radiators. Power points. Stairs to first floor. Built in cupboard housing gas meter. Dual aspect uPVC windows allowing natural light to flow through and views to the rear of the surrounding mountains.



STAIRS TO BASEMENT LEVEL

Emulsion walls and ceiling. Carpet flooring. Built in storage cupboard.

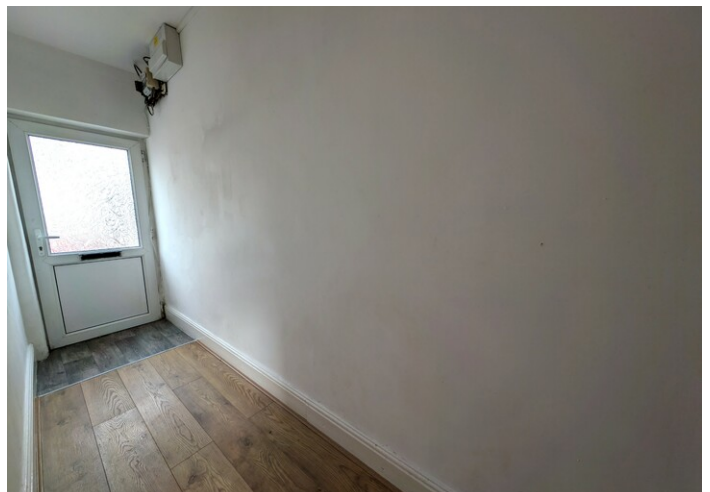
BASEMENT LEVEL KITCHEN

Modern base and wall units in gloss effect with complimentary wooden work surface. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling with sunken spotlights. Emulsion walls. Laminate flooring. Radiator. Power points. Space for kitchen table and chairs. uPVC window and door to the rear.



LANDING

Emulsion walls and ceiling. Carpet flooring. Doors to three bedrooms and upstairs bathroom.



UPSTAIRS BATHROOM

2.54 m x 2.08 m

Three piece in white comprising bath with with mixer shower over, w.c and wash hand basin with vanity unit. Emulsion ceiling with sunken spotlights. Emulsion and tiled walls. Chrome radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.45 m x 2.29 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

2.93 m x 2.15 m

Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.64 m x 2.19 m

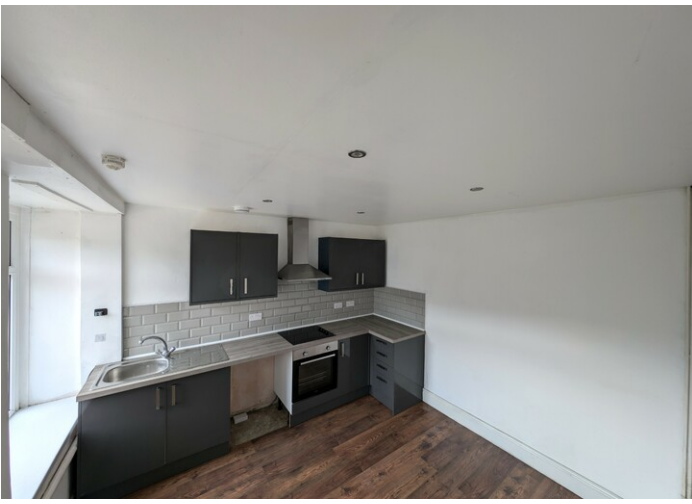
Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.



EXTERIOR

Enclosed low maintenance garden ;aid with patio and a wooden shed. Step up to a further section laid with patio slabs and artificial lawn. Views of the surrounding mountains.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			91
(69-80) C			
(55-68) D		61	
(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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