



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

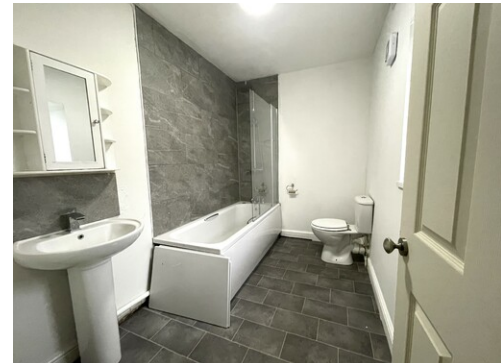
info@tsamuel.co.uk

www.tsamuel.co.uk



Penrhiwceiber Road, Mountain Ash
CF45 3SG

FOR SALE
£90,000



- **TWO BEDROOMS**
- **UPSTAIRS BATHROOM**
- **SOLD WITH VACANT POSSESSION**



2



1



1



Property Description

T Samuel Estate Agent offers for sale this two bedroom terraced house situated in Penrhiwceiber.

It would make an ideal investment or first time buy.

Three storey property which has previously been used a rental.

Views to the rear of the local mountain side.

The village of penrhiwceiber is a short stroll away with it's shops, train station and GP surgery. Mountain Ash town with it's further shops, train station and health centre can also be reached on foot and the property is situated on the main bus route.

A470 easy accessible providing links to Cardiff and the Heads of the Valley link roads.

The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, basement kitchen, upstairs bathroom, two bedrooms and attic space.

ENTRANCE HALL

Entrance via white uPVC front door. Artex ceiling. Emulsion walls with dado rail. Laminate flooring. Radiator. Stairs to first floor. Door to lounge.





LOUNGE

6.42 m x 3.74 m

Emulsion walls and ceiling. Cupboard housing electric meter and fuse board. Laminate flooring. Power points. Two radiators. Dual aspect windows to the front and rear allowing in plenty of natural light. Wooden fire surround housing electric stove situated on black hearth. Door to storage cupboard housing combi boiler and stairs to lower level.



KITCHEN

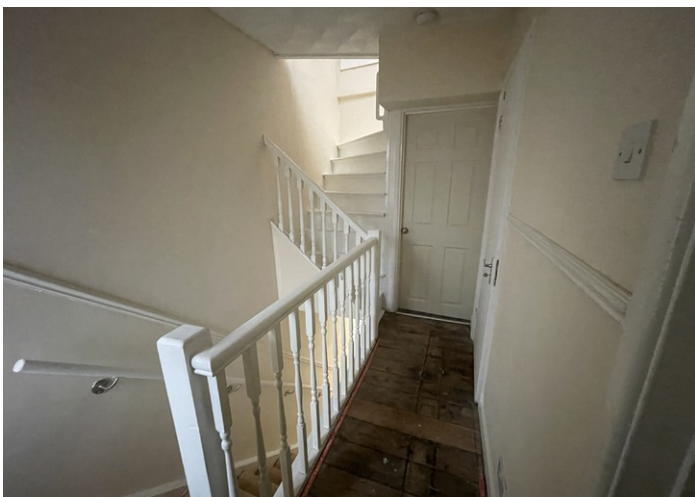
4.25 m x 3.12 m

Wood base and wall units with black work surface. Stainless steel sink unit. Artex ceiling. Emulsion walls with tiles around work surface. Tiled floor. Power points. Radiator. uPVC window and door to the rear.



LANDING

Artex ceiling. Emulsion walls with dado rail. Power points. Doors to two bedrooms and upstairs bathroom. Stairs to the attic space. uPVC window to the rear.



UPSTAIRS BATHROOM

2.98 m x 1.94 m

Three piece suite comprising bath with overhead shower and glass shower screen, w.c and wash hand basin. Emulsion ceiling. Emulsion walls with tiles around splash back areas. Radiator. Vinyl flooring. uPVC window to the rear with frosted glass.



BEDROOM 1

4.42 m x 2.91 m

Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.29 m x 1.86 m

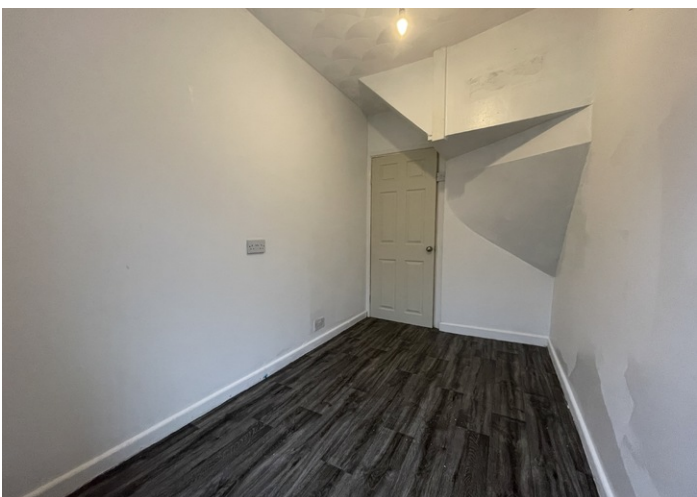
Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



ATTIC SPACE

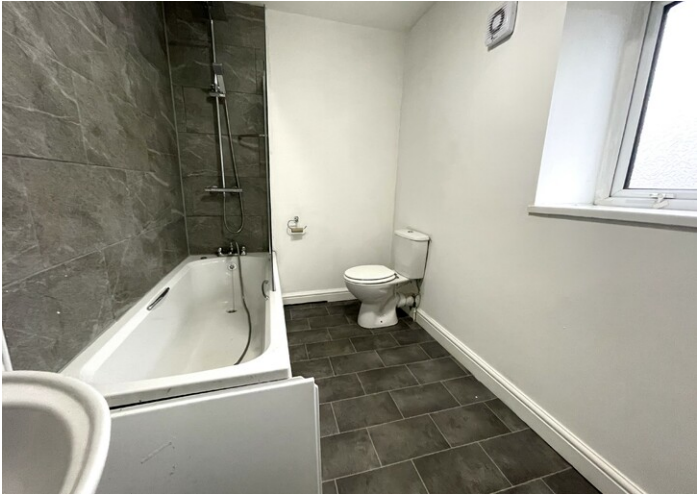
3.39 m x 3.28 m

Emulsion walls and ceiling. Radiator. Power points. Velux window. Under eaves storage.



EXTERIOR

Concrete section with wooden balustrade. Laid to lawn with wooden summer house and storage shed.







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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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN