



**Penrhiwceiber Road,
Penrhiwceiber. CF45 3SG**

**FOR SALE
£105,000**



- **THREE STOREY**
- **THREE BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**



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Property Description

*** THREE STOREY WITH THREE BEDROOMS ***

T Samuel Estate Agents are pleased to offer for sale this three storey property with three bedrooms situated in the village of Penrhiwceiber.

Local shops, GP surgery, primary schools and train station are just a short stroll away.

Mountain Ash town centre with it's amenities are also within walking distance.

Sold with no onward chain.

The recently built link road provides easy access to the A470 and is just a few minutes drive away.

Accommodation: Entrance hall, lounge, bathroom, basement level kitchen and three bedrooms to the first floor.

ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion walls. Artex ceiling. Laminate flooring. Radiator. Power points. Stairs to first floor and basement level. Door to bathroom. Cupboard housing electric meter and fuse board. Door to storage cupboard housing combi boiler.



LOUNGE

4.20 m x 4.04 m

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



BATHROOM

4.05 m x 2.89 m

Three piece suite in white comprising bath with shower over head, w.c and wash hand basin Artex ceiling. Emulsion walls with tiles around splash back area. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



BASEMENT LEVEL KITCHEN

4.05 m x 2.89 m

Cream wood units with black work surface. Built in oven and hob. Stainless steel sink unit. Plumbed for automatic washing machine. Radiator. Power points. Artex ceiling. Emulsion walls with tiles around work surface. Tiled flooring. Understair storage. uPVC window and door to the rear.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Attic access. Built in storage cupboard. Doors to three bedrooms. uPVC window to the rear.



BEDROOM 1

4.24 m x 2.97 m

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



BEDROOM 2

3.39 m x 2.14 m

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



BEDROOM 3

3.46 m x 1.96 m

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

EXTERIOR

Concrete section ideal for bistro table and chairs with pathway leading to lawn section. Views of the surrounding mountain side.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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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