



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

**FOR SALE
£105,000**



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **SOLD WITH VACANT POSSESSION**



3



1



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Property Description

*** THREE STOREY WITH THREE BEDROOMS ***

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

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

A good size family home which boasts beautiful views to the rear of the surrounding mountains.

This property would make an ideal starter home or investment opportunity.

Walking distance to both Mountain Ash town centre and Penrhiwceiber village which will both provide shops, GP surgery and train stations.

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

Accommodation: Entrance hall, lounge, to the basement level there is a kitchen, utility room and bathroom. Three bedrooms to the first floor.

ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion walls and ceiling Cupboard housing electric meter and fuse board. Carpet flooring. Stairs to basement and door leading to lounge. Radiator. Power point.



LOUNGE

6.62 m x 3.43 m

Wooden fire surround housing pebble effect fire. Artex ceiling with ceiling rose. Emulsion walls. Carpet flooring. Two radiators. Power points. Door leading to stairs to first floor. Dual aspect uPVC windows allowing plenty of natural light and amazing views to the rear of the surrounding mountains.



STAIRS TO BASEMENT LEVEL

Emulsion walls and ceiling. Carpet flooring.



BASEMENT LEVEL KITCHEN

4.19 m x 3.53 m

Cream wood base and wall units with complimentary black work surface. Built in oven and hob with extractor above. Stainless steel sink unit. Emulsion ceiling and walls with tiles around work surface. Tiled flooring. Radiator. Power points. Door to storage cupboard and bathroom. Entrance to utility room.



BASEMENT LEVEL UTILITY ROOM

2.62 m x 2.55 m

Base unit and wall unit with black work surface. Emulsion ceiling and walls with tiles around work surface. Tiled flooring. Plumbed for automatic washing machine. uPVC window and door to the rear.



BASEMENT LEVEL BATHROOM

2.92 m x 1.83 m

Three piece suite in white comprising bath with shower over head and glass shower screen, w.c and wash hand basin. Chrome radiator. Emulsion ceiling and walls with tiles around splash back areas. Vinyl flooring. UPVC window to the rear with frosted glass.



LANDING TO FIRST FLOOR

Emulsion walls and ceiling. Carpet flooring. Doors to three bedrooms. Attic access. uPVC window to the rear.



BEDROOM 1

3.40 m x 3.04 m

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



BEDROOM 2

3.47 m x 2.29 m

Emulsion walls with one wallpapered as a feature. Emulsion ceiling. Carpet flooring. Radiator. Power points. Cupboard with louvre doors housing combi boiler. uPVC window to the front.



BEDROOM 3

2.55 m x 2.12 m

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



EXTERIOR

Concrete area with decorative stones. Step up on to artificial lawn section with raised borders. To the rear there is a further section laid with bark and further raised borders. Beautiful views to the rear of the surrounding mountains.







EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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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