



# T Samuel Estate Agents

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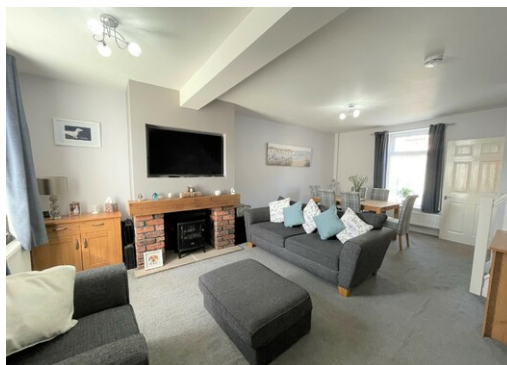
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**Glanlay Street, Penrhiwceiber  
CF45 3TN**

**FOR SALE  
£139,000**



- **SPACIOUS 3 BEDROOM PROPERTY**
- **END OF TERRACE**
- **VERY WELL PRESENTED  
THROUGHOUT**



3



1



1



# Property Description



## Hallway

1.56 m x 1.20 m

Entrance to the property is via Anthracite grey composite front door. Smooth emulsion ceiling and walls. Attractive modern tiled floor. Radiator. Door leading to Lounge/Diner



## Lounge/diner

6.48 m x 4.67 m

A spacious lounge/diner with dual aspect windows filling the space full of natural light, making it bright and airy. The solid brick fireplace with oak mantel certainly adds a warm and cosy feel to the room, perfect for relaxing on a chilly evening. A great place for the whole family. Smooth emulsion ceilings and walls. Radiators. Power points. Carpeted floor. Staircase to first floor and door leading to kitchen



## Kitchen

3.41 m x 2.61 m

The kitchen is inviting with its ample base and wall units in modern high gloss taupe with complimentary wood effect worktops. It is both stylish and functional. The glossy finish adds a modern touch while the taupe colour creates a warm and inviting atmosphere. Integral fan oven and halogen hob with stainless steel extractor fan. Emulsion ceiling and walls with tiled splashbacks. Stainless steel sink unit with space for fridge freezer to the side. Attractive grey porcelain tiled floor. Designer vertical radiator. Power points. Plumbing for washing machine. Upvc window to the side. Anthracite grey/white composite stable door to the rear garden.



## Bathroom

2.67 m x 1.60 m



Bedroom 1

4.82 m x 2.75 m

A large double bedroom which is stylishly decorated. Ample space for bedroom furniture. Smooth emulsion ceiling and walls. Carpeted floor. Radiator and power points. 2 uPVC windows to the front.



Bedroom 2

Nice size double bedroom with uPVC to the rear. Smooth emulsion ceiling and walls. Carpeted floor. Radiator. Power points



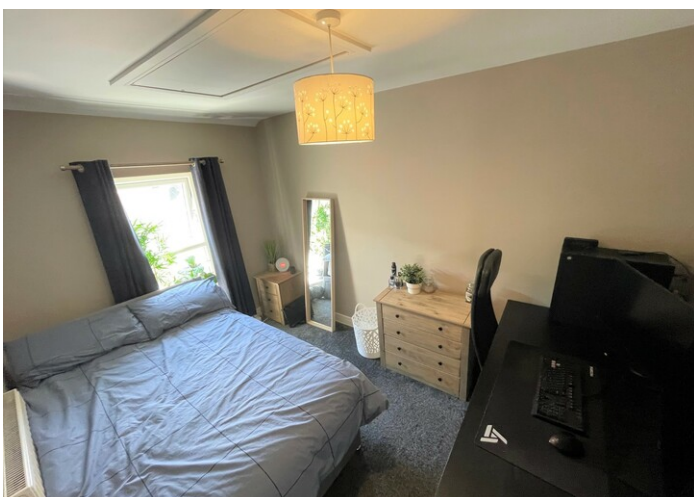
Bedroom 3

2.33 m x 2.13 m

Currently utilised as a walk in wardrobe. Smooth emulsion ceiling and walls. uPVC window to the rear. Radiator. Power points

Rear garden

Rear garden is virtually maintenance free. Patio slabs are laid. Ideal space for garden furniture and BBQ. Space for shed. With an added bonus of gated side access















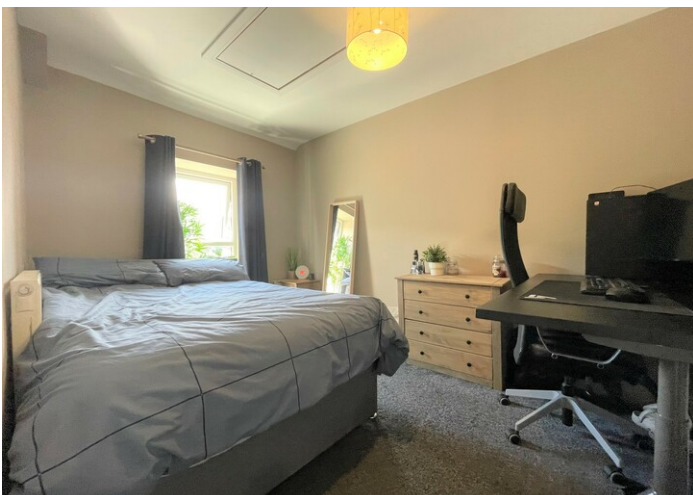
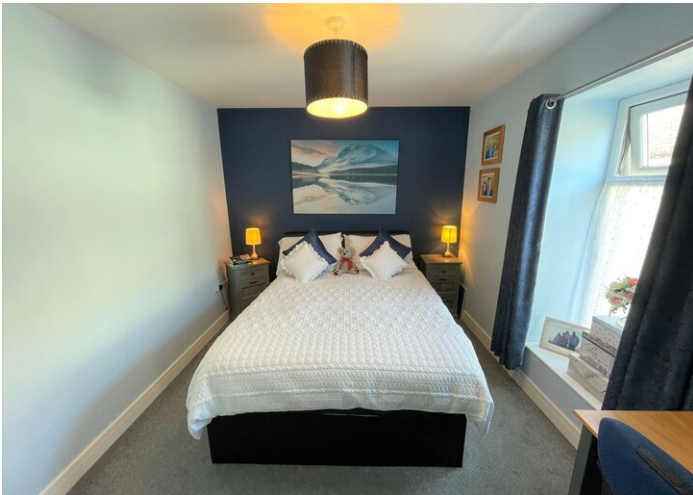
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		32	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.  
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