



**Penrhiwceiber Road,
Penrhiwceiber. CF45 3SN**

**FOR SALE
£125,000**



- **VILLAGE LOCATION**
- **THREE BEDROOMS VILLA STYLE**
- **VACANT POSSESSION & NO ONWARD CHAIN**



3



1



1



Property Description

**** VILLA STYLE, SEMI DETACHED *****

Discover the charm of village living with this villa style semi detached home!

A good size property located in Penrhiwceiber with amenities on your doorstep, you'll have everything you need just a stone's throw away.

Whether you're a young family looking for a village location or a professional seeking convenience, this home has it all.

The recently built link road is a short drive away providing easy access to the A470 for commuting.

Don't miss out on this opportunity to make this your new home sweet home.

Accommodation: Entrance porch, hallway, lounge, kitchen, three bedrooms and upstairs bathroom.

ENTRANCE PORCH

Entrance via an oak uPVC front door.
Electric meter and fuse board.
Wallpaper ceiling. Panelled walls.
Laminate flooring. Doro to hallway.



HALLWAY

3.12 m x 0.98 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Stairs to first floor.
Door to lounge.



LOUNGE

6.74 m x 3.63 m

Good size lounge with dual aspect windows allowing plenty of natural light. Marble fire surround and hearth with electric log burner stove. Emulsion walls and ceiling. Laminate flooring. Two radiators. Power points. Under stair storage. Arch entrance to kitchen.



KITCHEN

3.67 m x 2.28 m

Base and wall units with complimentary black fleck work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Modern black wall mounted radiator. Power points. Emulsion walls with tiles around work surface. Emulsion ceiling. uPVC window to the side and door to the exterior.



LANDING

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Attic access. Doors leading to three bedrooms and upstairs bathroom.



UPSTAIRS BATHROOM

4.13 m x 2.40 m

Bathroom comprising large double walk in shower, w.c and wash hand basin with vanity unit. Emulsion ceiling. Sparkle panelled walls. Vinyl flooring. Chrome wall mounted radiator. Cupboard housing combi boiler. uPVC window with frosted glass to the side.



BEDROOM 1

3.26 m x 2.74 m

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



BEDROOM 2

3.68 m x 2.69 m

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



BEDROOM 3

2.65 m x 2.09 m

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

EXTERIOR

Front - steps leading to front forecourt laid with patio and lawn section. Side gate leading to rear.

Rear - Concrete section with washing line and side access. Steps leading to low maintenance tiered patio area.



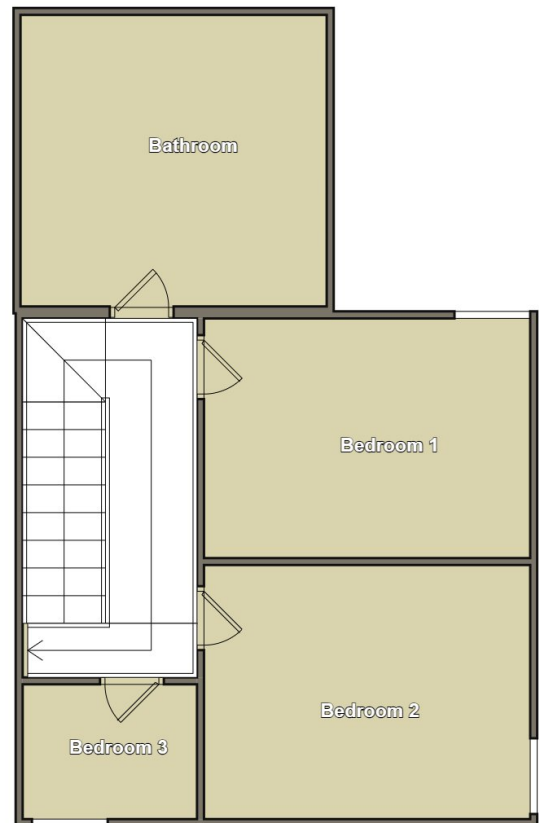
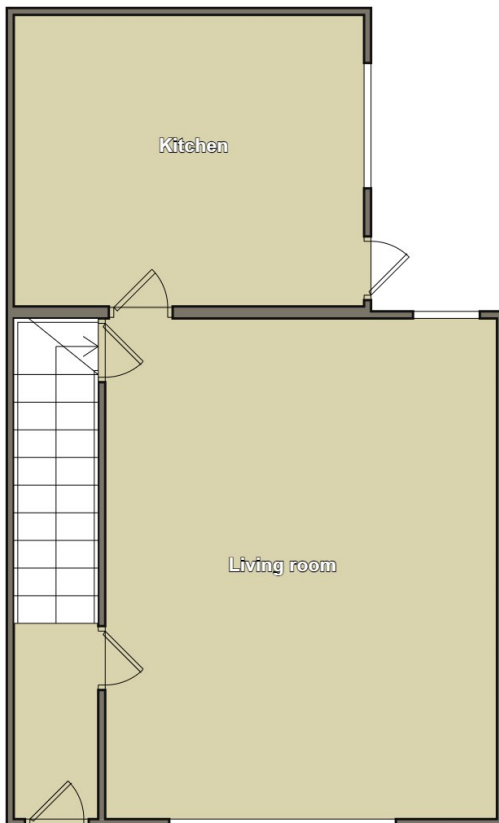




EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		55	
(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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



01443 476419
info@tsamuel.co.uk
www.tsamuel.co.uk/