



**Penrhiwceiber Road,  
Penrhiwceiber. CF45 3SF**

**FOR SALE  
£134,950**



- **END OF TERRACE**
- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**



**3**



**1**



**1**





## **Property Description**

**\*\* END OF TERRACE WITH THREE BEDROOMS \*\***

This charming 3 bedroom end of terrace house is situated in Penrhiwceiber and is ready for you to settle in.

Step inside and be greeted by a cosy lounge featuring a log burner, perfect for those chilly evenings.

The upstairs bathroom offers convenience and privacy.

Breathtaking views to the rear of the surrounding valley that will leave you in awe.

This house is ready for you to start making memories.

Walking distance to local shops, GP surgery , primary schools and train station. There is a community run swimming pool during the summer months which changes to a winter wonderland during the festive period.

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

Don't miss out on this fantastic opportunity to own a home in such a convenient location.

Accommodation: Hallway, lounge, kitchen, utility room, three bedrooms and upstairs bathroom.

## **ENTRANCE HALL**

3.56 m x 1.09 m

Entrance via a green uPVC front door. Emulsion ceiling with coving. Emulsion walls with glass block wall allowing light to flow through. Decorative tiled flooring. Electric meter and fuse board. Stop tap. Door leading to lounge.

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## **LOUNGE**

6.86 m x 4.61 m

Feature of the room is the Log burner with rustic mantel beam, lovely to warm the house up during the cold months. Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Two radiators with decorative coverings. Power points. Door to kitchen. Stairs to the first floor. Dual aspect uPVC windows allowing in plenty of natural light.

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## **KITCHEN**

4.29 m x 3.26 m

Ample base and wall units in white wood with complimentary wooden work surface. Built in oven and hob with extractor above. Stainless steel sink unit with pull down spray tap. Plumbed for automatic washing machine. Laminate flooring. Emulsion ceiling with coving and sunken spotlights. Emulsion and wallpapered walls with tiles around splash back areas. Radiator. Power points. Entrance to utility room. uPVC window and door to the side.

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### **UTILITY ROOM**

2.30 m x 1.59 m

White base unit with wooden work surface. Wallpaper walls and ceiling. Laminate flooring. Radiator. Power points. Wall mounted combi boiler. uPVC window to the rear.

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### **LANDING**

Artex ceiling. Emulsion walls. Carpet flooring. Attic access. Doors leading to three bedrooms and upstairs bathroom. Built in wardrobe space.

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### **UPSTAIRS BATHROOM**

3.08 m x 2.59 m

White three piece suite comprising bath with shower over, w.c and wash hand basin. Built in storage cupboard. Chrome radiator. Emulsion ceiling with sunken spotlights. Emulsion and tiled walls. Vinyl flooring. uPVC window to the rear with frosted glass.

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### **BEDROOM 1**

4.03 m x 3.13 m

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

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### **BEDROOM 2**

4.19 m x 2.64 m

Emulsion ceiling with coving. Emulsion and featured wallpaper walls. Laminate flooring. Radiator Power points. uPVC window to the front.

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### **BEDROOM 3**

Artex ceiling. Emulsion walls with one wallpapered as a feature. Carpet flooring. Radiator Power points. uPVC window to the front.

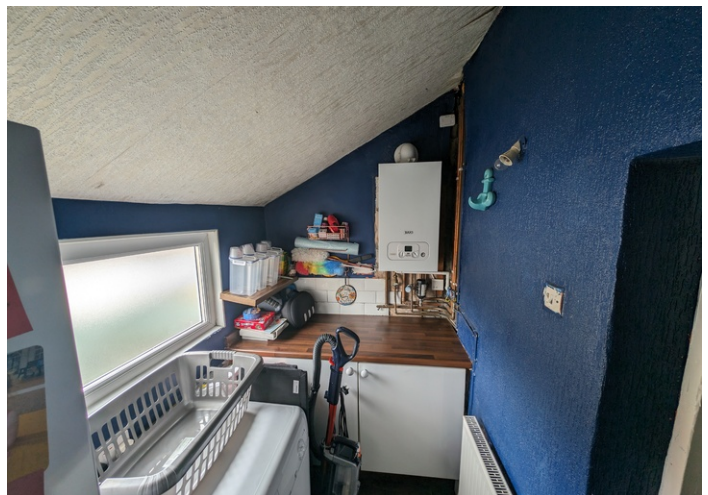
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### **EXTERIOR**

Block paved area ideal for bistro table and chairs. Steps down to patio area which leads onto artificial lawn area with a further decked area. Amazing views of the surrounding valley. Gate providing side access.

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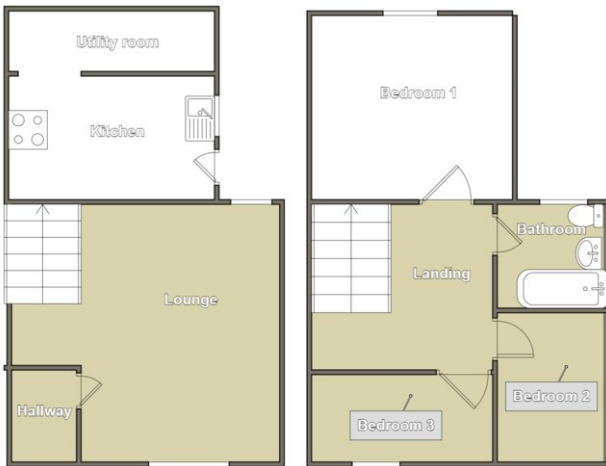




# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

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