



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

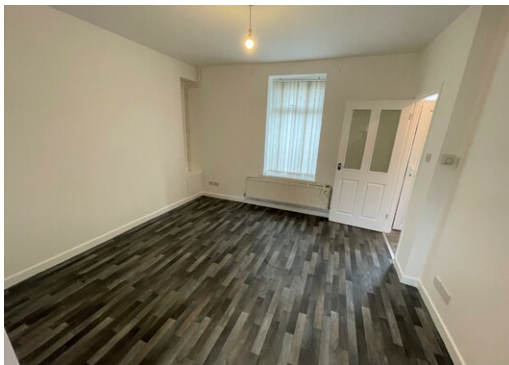
info@tsamuel.co.uk

www.tsamuel.co.uk



Church Street, Penrhiwceiber  
CF45 3YB

**FOR SALE**  
**£89,950**



- **3 BEDROOMS**
- **UPSTAIRS BATHROOM**
- **SOLD WITH VACANT POSSESSION**



3



1



1





## Property Description

\*\*\* IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY \*\*\*

A mid terraced property with 3 bedrooms situated in the village of Penrhiwceiber.

A few minutes walk to shops, coffee shop, GP surgery, primary school and train station.

The village of Penrhiwceiber has an outdoor swimming pool during the summer months which is run by the local community, this is then changed in to a winter wonderland in the festive season.

Sold with vacant possession and no onward chain.

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

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



### ENTRANCE HALL

Entrance via a white uPVC front door. Smooth emulsion ceiling and walls. Vinyl flooring. Stairs to the first floor. Door leading to lounge. Electric meter and fuse board.



### LOUNGE

5.80 m x 3.72 m

Smooth emulsion walls and ceiling. Radiator. Power points. Vinyl flooring. Under stairs storage. Open entrance to kitchen. uPVC window to the front.





## KITCHEN

4.64 m x 2.56 m

Wooden base and wall units with complimentary black work surface . Matching breakfast bar. Built in oven and hob with extractor hood above. Stainless steel sink unit. Plumbed for automatic washing machine. Smooth emulsion ceiling with sunken spotlights Smooth emulsion walls. Vinyl flooring. Cupboard housing combi boiler. Radiator. Power points.



## LANDING

Smooth emulsion walls and ceiling. Carpet flooring. Attic access. Doors leading to three bedroom and upstairs bathroom.



## UPSTAIRS BATHROOM

1.82 m x 1.77 m

White three piece suite comprising bath with shower taps and shower screen, w.c and hand wash basin. Smooth emulsion ceiling with sunken spot lights. Smooth emulsion walls. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.

## BEDROOM 1

3.42 m x 2.88 m

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



## BEDROOM 2

2.93 m x 2.81 m

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





### BEDROOM 3

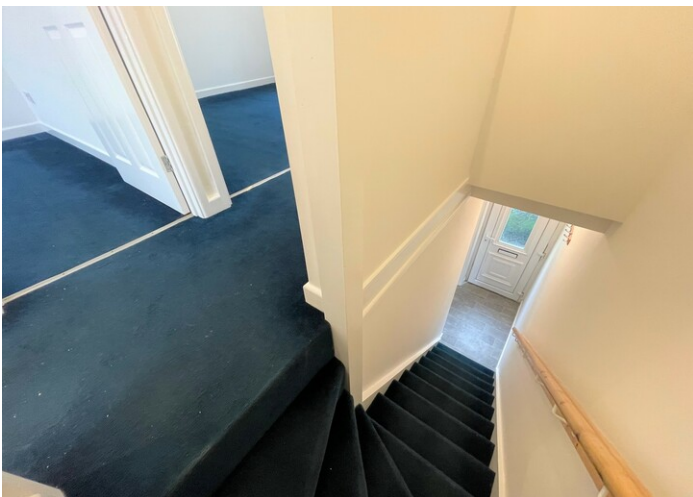
2.31 m x 1.75 m

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

### EXTERIOR



Enclosed decked area with views of the surrounding mountain side. A further section below which is in need to TLC.







#### 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.

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## FLOORPLAN