



# T Samuel Estate Agents

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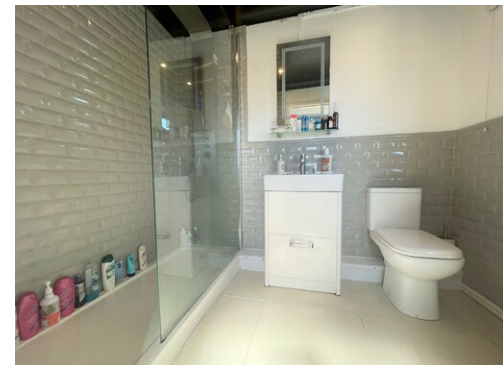
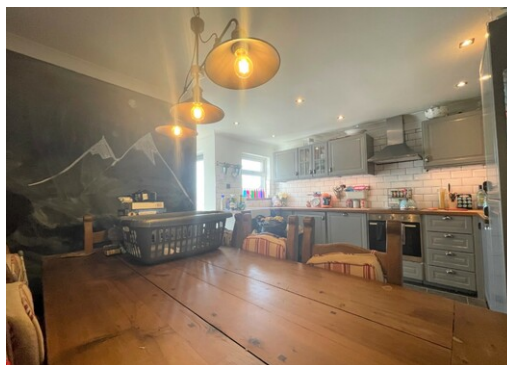
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**Morris Avenue, Penrhiwceiber  
CF45 3TW**

**FOR SALE  
£109,000**



- **PERFECT FIRST TIME BUY OR BUY TO LET**
- **2 SPACIOUS BEDROOM PLUS ATTIC SPACE**
- **FEATURE LOG BURNER**



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1



## Property Description

\*\*\* TWO BEDROOM PLUS ATTIC SPACE \*\*\*

New to the market is this Stone fronted spacious 2 bedroom terraced property with attic space!

Situated close to all the amenities that the village of Penrhiwceiber has to offer.

Within walking distance you will find Shops, Health Centre, Train Station, bus routes and Community Paddling Pool. Close to A470 and Heads of the valley link roads.

Perfect for first time buyer or buy to let.

Property comprises: Hallway. Living room, Kitchen/Diner. Downstairs bathroom. Open staircase leads to both bedrooms and separate staircase to the attic space. Rear garden



Porch/hallway



Entrance to the property is via uPVC golden oak door. Smooth emulsion ceiling and walls. Space for coat hooks. Floor half tiled/half laminate. Leads to lounge/diner

Lounge/Diner

6.22 m x 4.53 m

Spacious lounge with feature log burner adding a warm and inviting atmosphere. Perfect for those chilly nights! Smooth emulsion ceiling and walls. Laminate floor. Radiators. Power points. Dual aspect windows to the front & rear of the property. Open staircase leads to the first floor and door leading to kitchen





## Kitchen

4.33 m x 3.17 m

Good size modern kitchen with grey wall and base units and complimentary worktops.. Smooth emulsion ceilings with spot lights. Tiled splashbacks. Emulsion walls. Radiator. Power points. Laminate flooring. Plumbing for washing machine. Ample space for kitchen table and chairs.



## Bathroom

2.42 m x 1.74 m

Ground floor bathroom comprises white 3 piece suite with complimentary grey metro half tiled walls. Double walk in shower with rain shower. Ceramic sink set in vanity unit with useful drawers. WC. uPVC window to the rear. Smooth emulsion ceiling with spot lights. Smooth emulsion walls. Chrome heated towel rail. Cream tiled floor.



## Landing

1.90 m x 0.94 m

Landing with useful store cupboard. Doors leading to both bedrooms and to the attic space



## Bedroom 1

3.66 m x 3.03 m

Spacious master bedroom. Smooth emulsion ceiling. Emulsion walls with wall papered feature. There are 2 uPVC windows to the front of the property making the room light and airy. Laminate floor. Radiator. Power points



Bedroom 2

3.56 m x 2.55 m

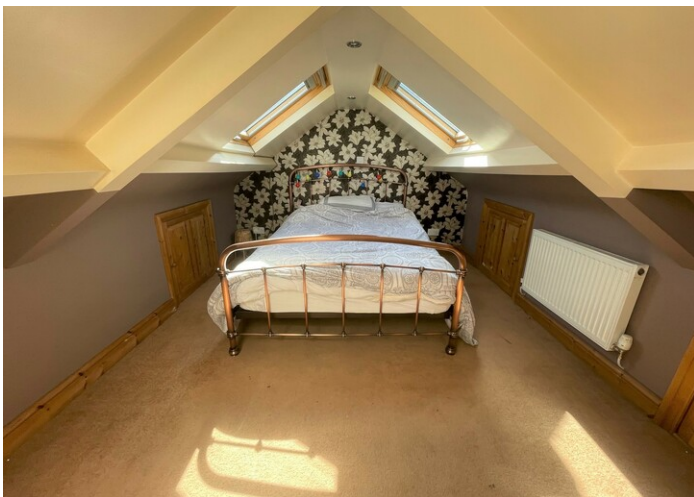
Second bedroom is currently used as an office/dressing room. Smooth emulsion ceiling and walls. uPVC window to the rear with lovely views of the mountainside. Fitted cupboard. Radiator. Power sockets. Laminate floor.



Attic room

4.43 m x 2.93 m

Attic space currently used as bedroom. Smooth emulsion ceiling with exposed beams. Emulsion walls. Carpeted floor. Radiator. Power points. Velux windows to the front and the rear of the property







#### 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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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# FLOORPLAN

