



**Cynon Terrace, Penrhiwceiber,
Mountain Ash. CF45 3SU**

**FOR SALE
£130,000**



- **RECENTLY RENOVATED**
- **SOLD WITH NO ONWARD CHAIN**
- **THREE BEDROOMS WITH POTENTIAL FOR FOURTH**



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Property Description

**** THREE BEDROOMS WITH POTENTIAL FOR FOURTH ****

Indulge in the charm of this meticulously renovated three bedroom terraced home.

The interior exudes a contemporary feel with crisp white walls, plush grey carpeting, and sleek light grey kitchen units.

Unleash your creativity by considering the possibility of transforming the front bedroom into two, expanding the living space to accommodate a potential fourth bedroom.

Wake up to breathtaking views of the majestic mountains right from your doorstep, adding a touch of serenity to your daily life.

Situated in the village of Penrhiwceiber with it's shops, GP surgery, primary schools and train station. Outdoor community run swimming pool during the summer months which is converted into a winter wonderland during the festive period.

A short drive away is the A470 providing easy commute.

The property is to be sold with vacant possession and no onward chain.

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

ENTRANCE PORCH

Entrance via a composite front door. Smooth emulsion walls and ceiling. Stop tap for water. Electric meter and fuse board. Vinyl flooring. Door with clear glass to lounge.



LOUNGE

6.46 m x 4.53 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Two radiators. Chrome power points. Stairs to the first floor. Door with clear glass to lounge. uPVC window to the front.



KITCHEN

5.09 m x 2.30 m

Modern light grey base and wall units with complimentary work surface. Black sink unit. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Smooth emulsion walls with tiles around work surface. Smooth emulsion ceiling with sunken spotlights. Vinyl flooring. Radiator. Chrome power points. Door to rear hallway. uPVC window to the rear.



REAR HALL

Smooth emulsion walls and ceiling. Vinyl flooring. Door to downstairs bathroom. uPVC door to the rear.



DOWNSTAIRS BATHROOM

3.47 m x 1.90 m

Three piece suite in white comprising bath with thermostatic dual shower and glass screen. W.c and wash hand basin with vanity unit. Smooth emulsion walls with tiles around splash back areas. Smooth emulsion ceiling. Vinyl flooring. Vertical wall mounted radiator. uPVC window to the rear with frosted glass.



LANDING

Smooth emulsion walls and ceiling. Newly laid carpet. Radiator. Attic access. Doors to three bedrooms and built in storage cupboard.



BEDROOM 1

4.89 m x 3.71 m

Possibility to convert this room into two. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

3.21 m x 2.72 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

3.73 m x 2.20 m

Smooth emulsion walls and ceiling.
Newly laid carpet flooring. Radiator.
Power points. uPVC window to the rear.



EXTERIOR

Concrete and patio slabs. Steps to a
further patio area with pathway leading
to rear gate access. Outside tap.





EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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