



**Ty'r Felin Street, Penrhiwceiber.  
CF45 3YP**

**FOR SALE  
£85,000**



- **THREE BEDROOMS**
- **SOLD VACANT WITH NO ONWARD CHAIN**
- **BASEMENT AND 1ST FLOOR SHOWER ROOM**



**3**



**2**



**1**



## **Property Description**

**\*\* THREE STOREY WITH TWO SHOWER ROOMS \*\***

T Samuel Estate Agents bring to the market this three storey, three bedroom property situated in Penrhiwceiber.

The property would make an ideal first time buy or investment and benefits from having a shower room to the basement level and also the 1st floor.

Close to local corner shop and primary schools.

Within walking distance of both Mountain Ash town centre and Penrhiwceiber village with their shops, GP surgeries and train stations.

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

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, basement level kitchen and shower room, landing, three bedrooms and upstairs shower room.

## **ENTRANCE HALL**

Emulsion ceiling with coving. Emulsion and wallpaper walls. Carpet flooring. Electric meter and fuse board. Door leading to lounge and stairs to basement.

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## **LOUNGE**

6.54 m x 3.25 m

Emulsion and coving ceiling. Emulsion and wallpaper walls. Laminate flooring. Two radiators. Power points. Stairs to first floor. uPVC window to the front and rear allowing natural light to flow through.

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## **STAIRS TO BASEMENT LEVEL**

Carpet flooring. Emulsion walls and ceiling. uPVC window to the front.

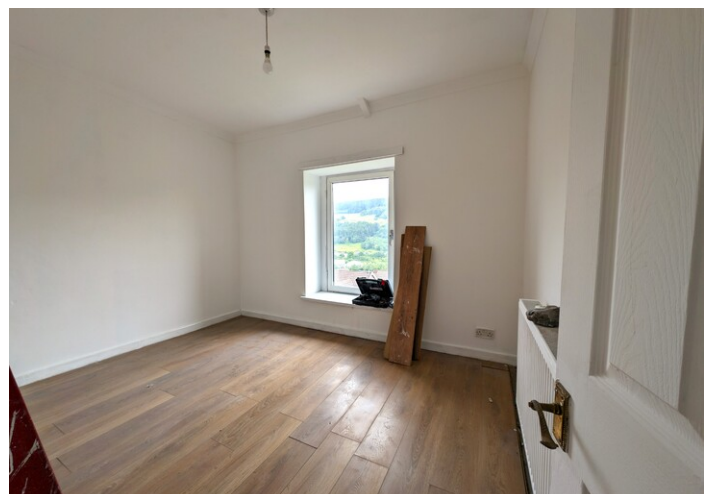
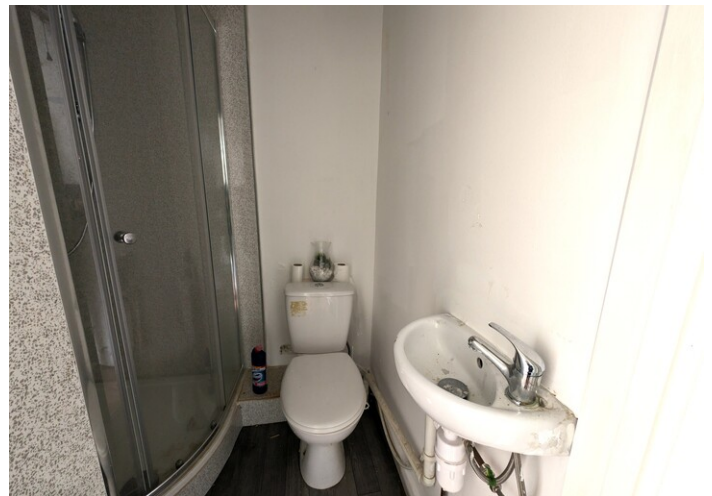
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## **BASEMENT LEVEL KITCHEN**

3.33 m x 2.20 m

Base and wall units in wood with complimentary black work surface. Breakfast bar. Stainless steel sink unit. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. Door to basement shower room. uPVC window and door to the rear.

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### **BASEMENT LEVEL SHOWER ROOM**

2.43 m x 1.24 m

Shower cubicle with bi fold doors. Tiled and emulsion walls. Tiled flooring. Emulsion ceiling with coving. Door to separate w.c. Radiator.

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### **BASEMENT LEVEL SEPARATE W.C.**

1.86 m x 1.14 m

Separate w.c and wash hand basin. Emulsion and tiled walls. Emulsion ceiling with coving. Tiled flooring.

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### **LANDING**

3.40 m x 2.81 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Power points. Attic access. Doors leading to three bedrooms. uPVC window to the rear.

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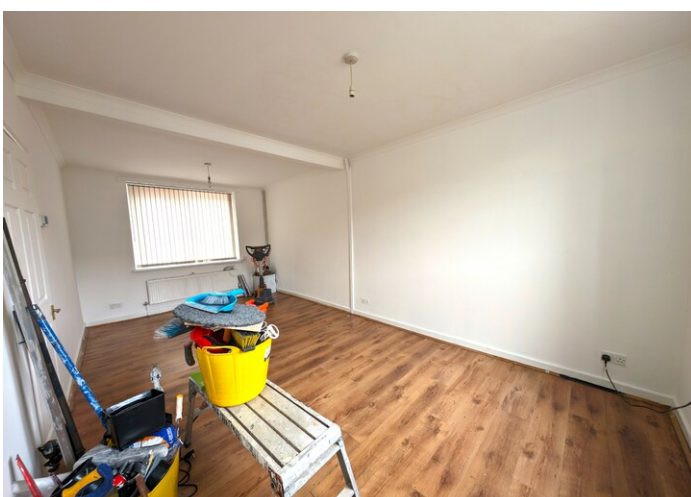


### **BEDROOM 1**

3.40 m x 2.81 m

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

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### **BEDROOM 2**

2.78 m x 2.23 m

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

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### **BEDROOM 3**

2.87 m x 1.96 m

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

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### **UPSTAIRS SHOWER ROOM**

1.70 m x 1.47 m

Corner shower cubicle with w.c and wash hand basin. Emulsion ceiling. Emulsion and panelled walls. Vinyl flooring.

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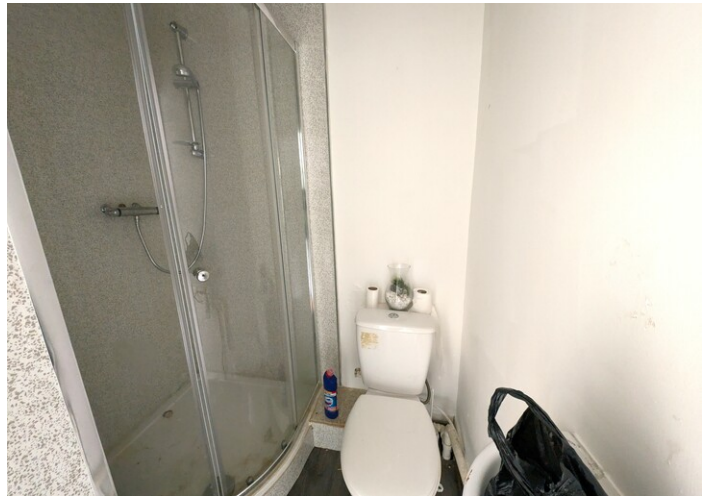


### **EXTERIOR**

Concrete section leading to rear garden with patio pathway and garden in need of TLC. Views to the rear of the surrounding mountains.

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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>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.

## Data Protection Act 1998

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