



**Park Street, Penrhiwceiber.
CF45 3YW**

**FOR SALE
£120,000**



- **Three bedroom terrace**
- **Featuring a front forecourt**
- **Featuring a tiered rear garden**



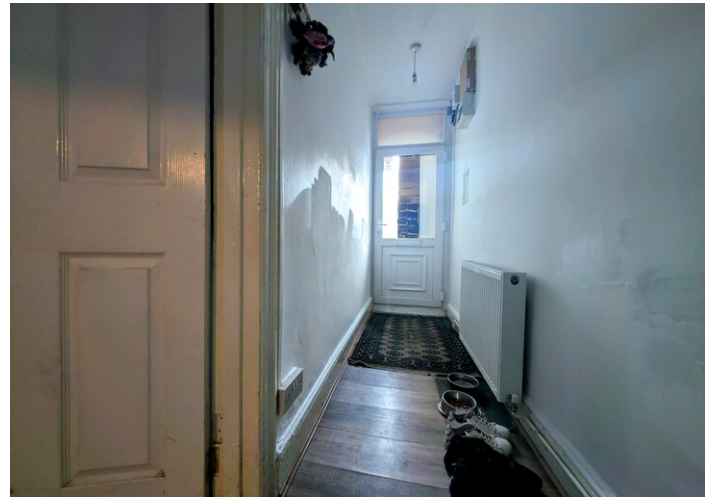
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Property Description

T Samuel Estate Agents brings to market this beautifully presented three bedroom terraced home featuring a front forecourt and a tiered rear garden. situated in Park Street, Penrhiwceiber, Mountain Ash.

The property boasts a spacious lounge diner, a recently modernised kitchen with integrated appliances, and a well appointed first floor bathroom. 3 bedrooms. Front and rear gardens. Additional highlights include golden oak uPVC windows, adding a touch of elegance.

An excellent choice for first-time buyers!

Close to all amenities including health centre, train station and primary schools.

Close proximity to the A470 and heads of the valleys road links.

HALLWAY

Access to the property is directly up a few steps to forecourt then entrance to the property is via upvc door in golden oak. Hallway with smooth emulsion ceiling and walls. Laminate flooring laid. Staircase to first floor and door leading to lounge diner.

LOUNGE DINER

6.39 m x 3.74 m

The room features smooth emulsion-finished ceilings and walls, complemented by a dual aspect window to the rear and a uPVC bay window at the front. Laminated flooring adds a modern touch, with ample power points and radiators for convenience. A door leads seamlessly into the kitchen, enhancing the functional flow of the space.

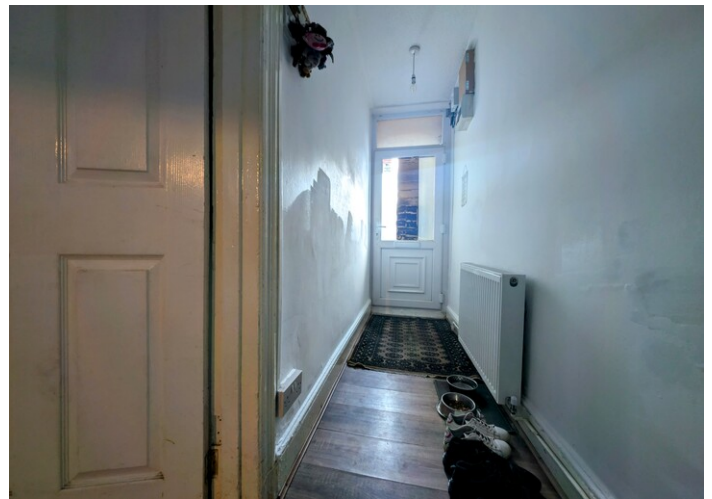
KITCHEN

3.13 m x 2.58 m

A modern kitchen featuring stylish woodgrain effect base and wall units paired with complementary worktops. The space includes an integrated fan oven, hob, and extractor fan, with plumbing ready for a washing machine. Smooth emulsion ceilings and walls are beautifully accented by metro style tiling, while ceramic tiled flooring adds durability and charm. A uPVC window and side door provide natural light and convenient access.

LANDING

Smooth emulsion ceiling and walls. Carpets laid. Access to all 3 bedrooms and bathroom.



BEDROOM 1

3.24 m x 2.37 m

A generously sized double bedroom featuring smooth emulsion ceilings and walls for a clean, modern finish. A uPVC window at the front allows for ample natural light, while power points and a radiator ensure comfort and functionality. The room is completed with soft carpeting for a cosy touch.



BEDROOM 2

3.03 m x 2.99 m

Another well proportioned double bedroom featuring smooth emulsion ceilings and walls. The room includes a radiator, convenient power points, and is finished with comfortable carpeting. Upvc window to the rear.



BEDROOM 3

3.18 m x 2.27 m

Bedroom three features smooth emulsion ceilings and walls, a uPVC window to the front allowing natural light, power points for convenience, and a radiator for added comfort.



BATHROOM

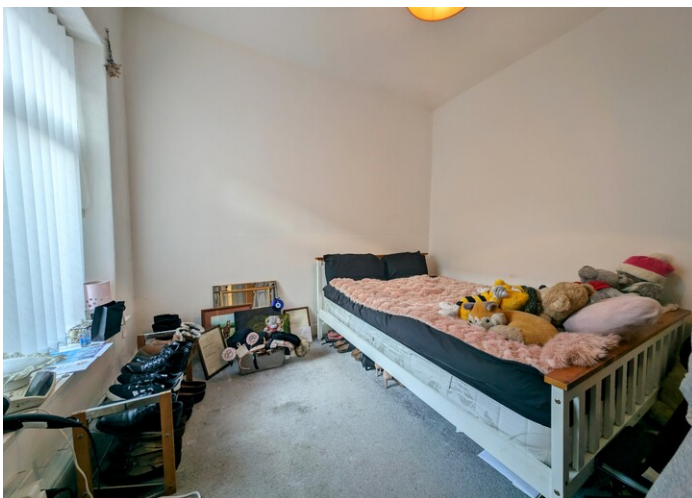
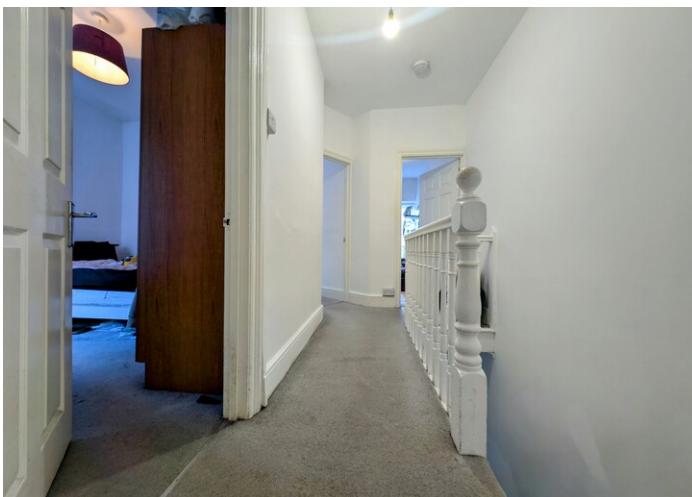
3.21 m x 2.59 m

A contemporary first floor bathroom featuring a freestanding bathtub and a corner shower with stylish feature tiling. The suite includes a wash hand basin set within a sleek vanity unit, a WC, and a cupboard housing the combi boiler. A uPVC window to the side provides natural light, while a radiator ensures warmth. The space is completed with durable laminate flooring.

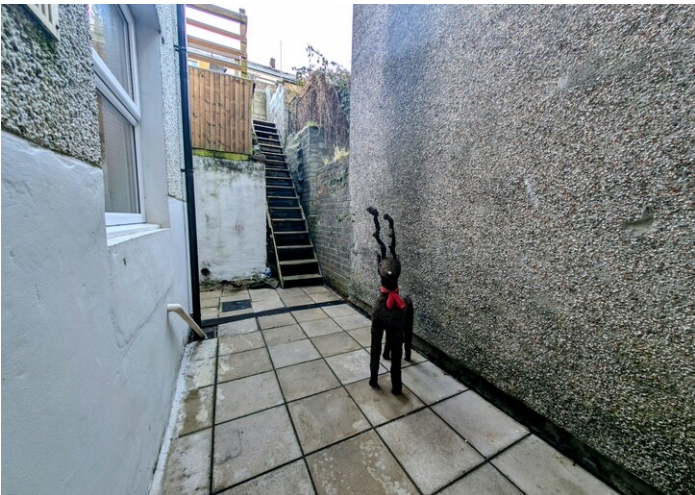


REAR GARDEN

A tiered rear garden accessed via steps from the back door where a patio is laid, featuring two decked areas, ideal for outdoor seating or garden furniture, perfect for relaxing or entertaining.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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