



# T Samuel Estate Agents

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**Rheola Street**

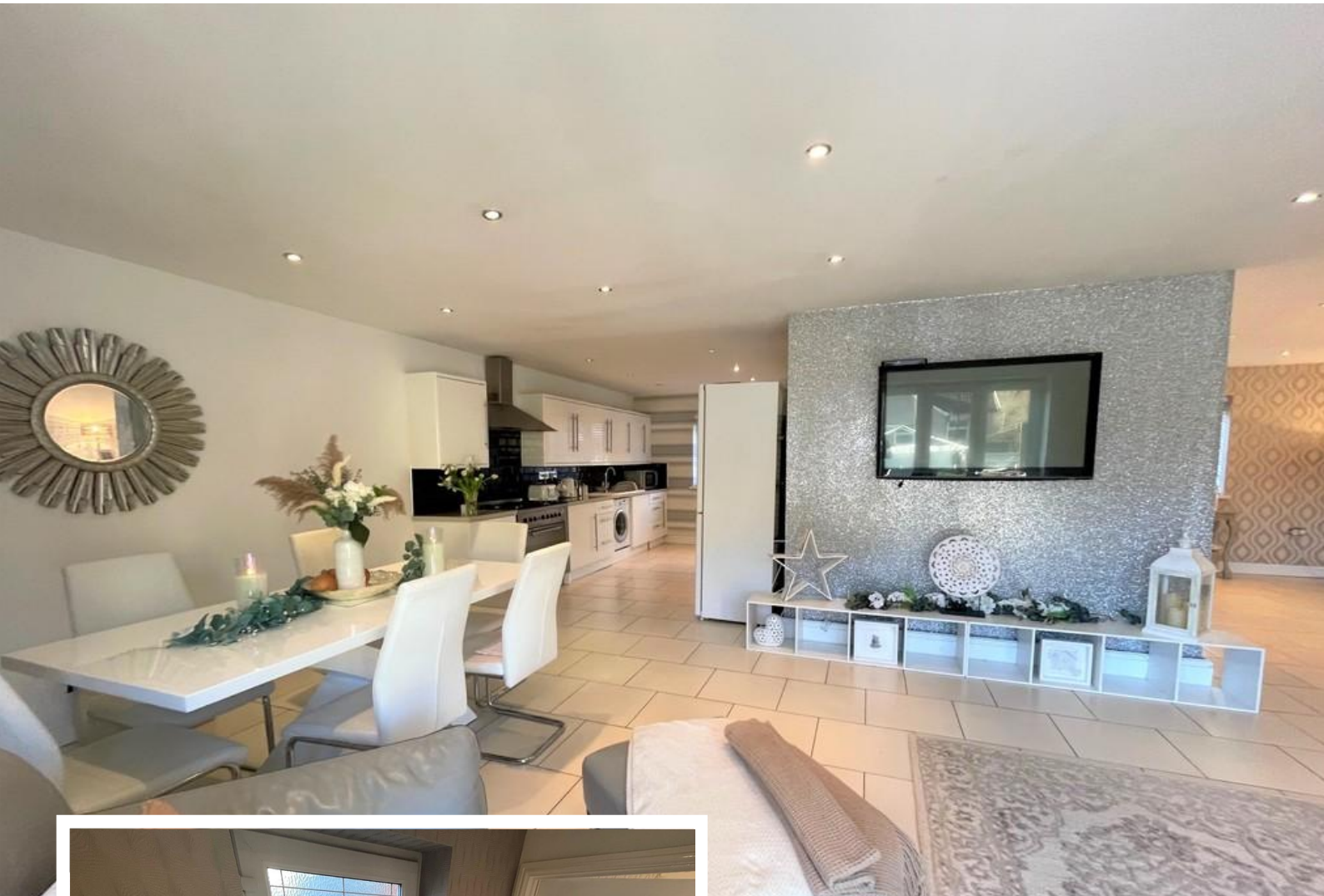
**Penrhiwceiber, Mountain Ash, CF45 3TA**

**FOR SALE**

- MODERNISED DETACHED
- POTENTIAL FOR OFF ROAD PARKING
- CLOSE TO ALL LOCAL AMENITIES
- 3 BEDROOMS HOWEVER POTENTIAL FOR MORE

**£335,000**





## Property Description

\*\*\* MODERN DETACHED PROPERTY \*\*\*

An executive style detached property which was built and designed approx 12 years ago by it's current owner. The property has a beautiful name originating from the mountain that it overlooks to the rear " Twyn Bryn Brychan".

Currently three extremely spacious bedrooms which could easily be converted into further bedrooms.

The property offers open plan living to the ground floor which is light filled and well presented. with under floor heating. Very economical to run. Bi fold doors provide enviable views to the rear.

Full security alarm installed.

Viewing is highly recommended.

Situated in the heart of Penrhiwceiber village, close to local



amenities, GP surgery and train station. The village of Penrhiwceiber also has a community run outdoor swimming pool during the summer months and this is converted into a winter wonderland in the festive period.

Accommodation: Entrance hall, downstairs w.c/cloak room, open plan living, upstairs family bathroom, three extremely spacious bedrooms. Views to the rear with potential for off road parking.

#### ENTRANCE HALL

7' 3" x 5' 2" (2.23m x 1.59m) Entrance via white uPVC front door. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Electric meter and fuse board. Door to w.c/cloak room and door to open plan lounge. Stairs to first floor.

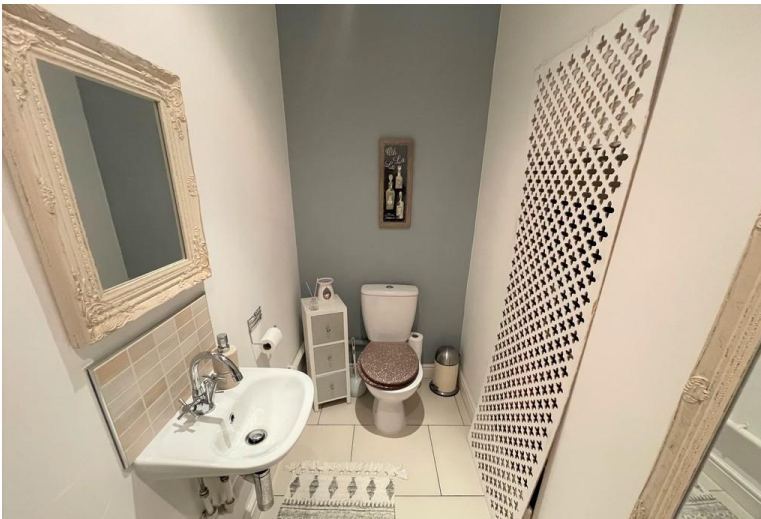


#### DOWNSTAIRS W.C/CLOAK ROOM

8' 8" x 3' 9" (2.66m x 1.16m) White suite comprising w.c and wash hand basin. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Storage built into wall. Tiled flooring. Power points. Security alarm.

#### OPEN PLAN LIVING

28' 2" x 28' 2" (8.61m x 8.59m) Large open plan living area with smooth emulsion ceiling with sunken spotlights throughout. Tiled flooring with under floor heating. Smooth emulsion walls throughout. Power points. uPVC windows to the front in the lounge and kitchen area and uPVC bi fold doors leading to the patio.



Kitchen area - white gloss cupboards with chrome handles and complimentary work surface. Tiled around work surface. Integrated washing machine. Stainless steel chimney above large freestanding cooker.

#### LANDING

Carpet flooring. Smooth emulsion ceiling with sunken spotlights. Doors leading to two bedrooms and upstairs family bathroom. Smooth emulsion walls. Stairs to third floor. Radiator. uPVC window to the front.



#### UPSTAIRS FAMILY BATHROOM

8' 6" x 7' 1" (2.60m x 2.16m) Modern family bathroom suite with egg shape bath, w.c and wash hand basin with built in vanity units. Smooth emulsion ceiling with sunken spotlights. Tiled walls. Tiled flooring. uPVC window to the rear with frosted glass.

#### BEDROOM 1

28' 2" x 10' 1" (8.61m x 3.09m) Smooth emulsion ceiling with sunken spotlights. A mixture of carpet and laminate flooring. Two radiators. Power points. Smooth emulsion walls with one wallpapered as a feature. Built in wardrobes. uPVC window to the front and rear.



#### BEDROOM 2

28' 2" x 12' 9" (8.61m x 3.91m) Smooth emulsion ceiling with sunken spot lights. A mixture of carpet and laminate flooring. Two radiators. Power points. Smooth emulsion walls with one wallpapered as a feature.. Built in wardrobes. uPVC window to the front and rear.

#### STAIRS TO THIRD FLOOR

Smooth emulsion walls. Carpet flooring.

#### BEDROOM 3

25' 3" x 19' 2" (7.71m x 5.86m) Smooth emulsion ceiling with sunken spotlights. Mixture of both carpet and laminate flooring. Smooth emulsion walls and with one wallpapered as a feature. Two radiators. Power points. Doors leading to three built in wardrobes. Door leading to en-suite. Two velux windows to the rear and one to the front.



#### EN-SUITE

10' 0" x 9' 8" (3.05m x 2.95m) Large walk in shower. Wash hand basin and w.c. Chrome wall mounted towel radiator. Smooth emulsion ceiling with sunken spotlights. Bathroom panelled walls and laminate flooring both giving the tiled effect. Velux window to the front.

#### EXTERIOR

Just outside the bi fold doors you walk on to the slate effect paving area with a section laid with artificial grass and enclosed with glass balustrade. An excellent spot to sit on those summery nights admiring the beautiful view of the local mountain side.



A further section laid with artificial grass and storage shed, this area leads on to a decking section and decorative pebbles. Side street access. Outdoor power points. Outdoor lighting.

The property has a drop kerb and we have been advised by the current vendor that under the decking there are foundations for a garage to be built subject to planning consent.





#### 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.

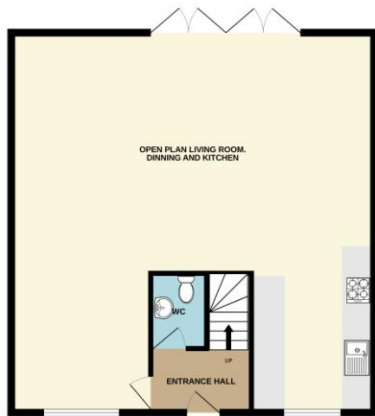
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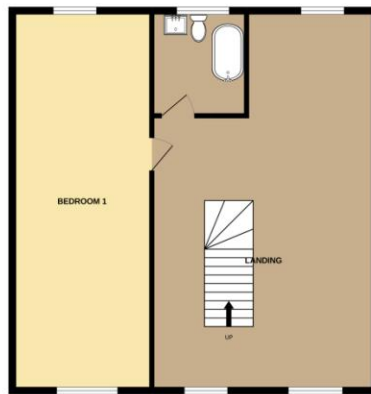


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

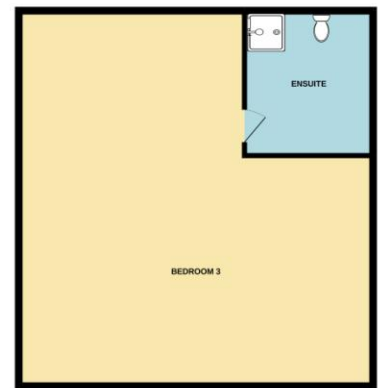
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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