



**Ty'R Felin Street,
Penrhiwceiber, Mountain Ash,
CF45 3YP.**

FOR SALE
£110,000



- **TWO BEDROOMS**
- **MOVE IN READY**
- **VIEWS TO THE REAR**



2



1



1



Property Description

This well-presented two-bedroom, three-storey property in the village of Penrhiwceiber has been thoughtfully renovated to a good standard and is ready for immediate occupation. The property combines practical living with contemporary style, featuring a bright open-plan lounge and kitchen, a modern bathroom, and an additional upstairs WC, providing excellent convenience for everyday living.

The village location offers a quiet and friendly community atmosphere while remaining highly accessible. Local amenities, including shops, a GP surgery, and the train station, are all within walking distance. Families will appreciate the proximity to primary schools, and outdoor enthusiasts can take advantage of easy access to the Taff Trail for walking and cycling. The town centre of Mountain Ash is also easily accessible on foot or by a short drive, and the A470 is nearby, making the property ideal for commuters seeking a home with excellent links to surrounding towns and cities.

Externally, the property benefits from an enclosed garden with a patio area and a lawned section, perfect for relaxing, entertaining, or enjoying the stunning views of the surrounding mountains. An outside tap adds practical convenience for gardening or outdoor cleaning.

Offered with vacant possession and no onward chain, this property represents an excellent opportunity for first-time buyers, professionals, or anyone looking for a move-in ready home in a sought-after village location, combining modern living with the charm and convenience of Penrhiwceiber.

OPEN PLAN LOUNGE/ KITCHEN

Accessed via a modern composite front door, the property opens into a bright open-plan lounge/kitchen.

The living space features smooth emulsion walls and ceiling with contemporary sunken spotlights. There is a useful cupboard housing the electric meter and fuse board, carpet flooring to the lounge area, two radiators, multiple power points, and a uPVC window to the front aspect. A door provides access to the basement level.

The kitchen benefits from laminate flooring, smooth emulsion walls with tiled splashbacks around the work surfaces, and matching smooth emulsion ceiling with sunken spotlights. It is fitted with attractive white gloss base and wall units paired with a wood-effect work surface. Integrated appliances include a built-in oven, hob, and extractor fan. There is a uPVC window to the rear and stairs leading to the first floor.

BASEMENT UTILITY ROOM

The basement utility room features a tiled floor and smooth emulsion walls with tiling around the work surfaces. The smooth emulsion ceiling complements the clean, practical finish. Fitted with wooden base units and a contrasting black work surface, the room also houses the wall-mounted boiler. A uPVC window and rear door provide natural light and external access. A door leads through to the bathroom.



BASEMENT LEVEL BATHROOM

The basement-level bathroom is fitted with a modern three-piece white suite comprising a bath with overhead shower and glass shower screen, a WC, and a wash hand basin. The room features tiled walls and flooring throughout, along with a smooth emulsion ceiling enhanced by sunken spotlights, creating a clean and contemporary finish.



LANDING

The landing features smooth emulsion walls and ceiling, with doors leading to two bedrooms and the upstairs WC. The area is finished with carpet flooring, providing a warm and comfortable transition between rooms.



BEDROOM 1

A good-sized double bedroom featuring smooth emulsion walls and ceiling, carpet flooring, and a radiator. Power points are fitted throughout for convenience. The room benefits from two uPVC windows to the front, providing plenty of natural light.



BEDROOM 2

A well-presented bedroom featuring smooth emulsion walls and ceiling, carpet flooring, and a radiator. The room includes power points and a uPVC window to the rear, allowing for natural light.



UPSTAIRS W.C.

The upstairs WC comprises a toilet and wash hand basin, with vinyl flooring underfoot. Smooth emulsion walls and ceiling create a clean, practical finish. Having this additional WC on the upper floor is particularly handy in a three-storey property, adding extra convenience for everyday living.

EXTERIOR

The property benefits from an enclosed outdoor space with a patio area, perfect for relaxing and taking in the impressive views of the surrounding mountains. An outside tap is conveniently positioned on the patio, ideal for watering plants or outdoor cleaning. There is also a lawned section, providing extra space for leisure or gardening.





EPC

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.