



149 Penrhiwceiber Road, Mountain Ash, CF45 3SG

£69,995

PRICE REDUCTION TO £69,995. INVESTORS..... CALL NOW TO ARRANGE A VIEWING.....Pennaf Premier Sales & Lettings are pleased to offer for sale this two bedroom end terrace property in Mountain Ash. The property is split over three floors with two reception rooms to the ground floor, two bedrooms and bathroom to the first floor, and large Kitchen/Diner to the basement. The property offers fantastic transport links to Cardiff, being close to the A470 and Penrhiwceiber Railway Station. To arrange a viewing or for further information please call the office on 01639 760033.

Ground Floor

Entrance Hall

Entrance hall with carpet floor, emulsion walls, stairs to first floor, access to reception rooms.

Reception

11'1" x 9'11" (3.398 x 3.044)

Carpet to the floor, emulsion walls, uPVC window to the front of the property, radiator, central light.



Reception

12'4" x 10'9" (3.774 x 3.298)

Carpet laid to the floor, emulsion walls, uPVC window to the rear of the property, radiator, central light, access to stairs to basement.



Basement

Stairs leading from the ground floor to lower floor. Carpet to the stairs.

Kitchen/Diner

13'11" x 19'7" (4.256 x 5.990)

Open plan Kitchen/Diner.

Vinyl flooring to kitchen, front facing window. Fitted wall and base units, worktops, integrated electric oven with gas hob, extractor fan, plumbing for washing machine, sink with drainer. Dining Area - carpet to the floor, central light, radiator, rear facing window, understair cupboard with boiler. Rear door providing access to the garden.



First Floor

Landing

Carpet to the stairs and landing.

Bedroom

7'4" x 13'3" (2.250 x 4.055)

Double bedroom with carpet floor, emulsion walls, window, radiator.



Bedroom

7'3" x 10'1" (2.229 x 3.095)

With carpet floor, emulsion walls, window, radiator.

Bathroom

8'10" x 7'7" (2.693 x 2.316)

With vinyl floor, emulsion walls, radiator, bath, wash hand basin, W/C, window with obscure glass to the rear.



Outside

Garden

Large garden with patio area, access via gate to the side of the property.



Other

Please note: some photographs taken prior to the tenant moving into the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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