

3 bedroom terraced house for sale, Penygraig Road, Penygraig CF40 (79,950 GBP)



Location **Wales, South Glamorgan**
<https://www.freeadsz.co.uk/x-163741-z>

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this pavement fronted three storey mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch, one reception, a lower ground floor kitchen and bathroom, plus three bedrooms. Penygraig Road is situated in Penygraig where all amenities are close by and staff at our Tonypandy office will be pleased to give local directions upon request. **THE ACCOMMODATION;** Pavement front and upvc door giving access to the porch, glazed panel door leading to the lounge, coved and artex ceiling. **LOUNGE;** 21'10 x 14'5 (at the longest and widest points) front and rear facing windows, feature fireplace finished in Cotswold stone with a marble hearth, a fitted gas fire and television shelf, coved and artex ceiling, staircases leading from the lounge to the first floor and lower ground floor. **LOWER GROUND FLOOR;** Comprising a kitchen diner, storage room, lobby and bathroom. **KITCHEN/DINER;** 14'1 x 12'7 (at the longest and widest points) fitted kitchen to include a range of base and wall cupboards finished in maple with stainless steel trim and handles, pelmet and cornice coving, glass display cupboards, contrasting worktops and ceramic tiled walls to the worktop areas, built in appliances to include a stainless steel oven, gas hob and chimney style extractor fan cooker hood, single drainer, plumbing connection for a washing machine, ceramic tiled floor, wooden beamed and textured ceiling, under stairs storage area with built in cupboards, separate and additional storage area, rear facing window, glazed panel door giving access to the rear lobby. **REAR LOBBY;** Access to the bathroom and rear facing exit door leading out to the garden. **BATHROOM;** Comprising a four piece suite finished in pearl white, to include a bath, a shower, a low level wc and pedestal wash hand basin, ceramic tiled walls and floor, tongue and grooved pine panelled ceiling, rear facing window. **FIRST FLOOR;** Staircase leading from the lounge to the first floor landing, rear facing window, spindles and balustrade to the landing area, access to each bedroom, the loft and first floor cloakroom. **CLOAKROOM;** Comprising a wash hand basin and a connection for a saniflo wc. **BEDROOM ONE;** 13' x 8'4 Front facing window, coved and artex ceiling. **BEDROOM TWO;** 10' x 6'2 Front facing window, coved and artex ceiling. **BEDROOM THREE;** 9'5 x 8'8 Rear facing window, built in wardrobe housing a Worcester combination gas central heating boiler (not tested), coved and artex ceiling. **EXTERIOR;** Large rear patio garden with off road car parking and rear lane access. **GENERAL NOTES;** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor has verbally informed us that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. There is a system of gas fired central heating (not tested) several power points, telephone, television and satellite points. The exterior doors and windows are upvc double glazed, specifically designed for the property. The property is presented to an available, well maintained and immediate lettable condition. **ASKING PRICE;** 79,950 GBP. **VIEWING;** Strictly arranged via viewing only, by prior appointment at our Tonypandy office. **MEASUREMENTS;** Available subject to statutory measurements. **DISCLAIMER;** All information contained in these particulars is given in good faith, but no responsibility is accepted for any inaccuracy. **APPOINTMENT OF AGENT;** The vendor is an independent financial.

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