



T Samuel Estate Agents

Tel: 01443 476419 Website: www.tsamuel.co.uk Email: info@tsamuel.co.uk



Darran Road
Mountain Ash, CF45 3HT

FOR SALE

- GARAGE
- 2 BEDROOMS
- ENCLOSED GARDEN
- USEABLE ATTIC SPACE

£125,000





Property Description

Fantastic opportunity to purchase this lovely family home which comes with the rare opportunity of a garage.

Literally just pick your furniture up and move straight in. Lots of benefits to this property to include a downstairs w.c. as well as an upstairs bathroom.

The property was renovated back in 2007 and was altered to the current vendors specification. New electrics and a damp proof course were carried out just to mention a few.

A few minutes walk away from Mountain Ash town centre with its local amenities, GP surgery, local hospital and train station.

The newly built link road provides easy access to Cardiff and the heads of the valley link road.

Accommodation: Entrance hall, lounge, Utility room/w.c., Kitchen/Diner, Two Bedrooms, Useable attic space and upstairs bathroom.

Viewing is highly recommended.





ENTRANCE HALL

5' 6" x 3' 3" (1.70m x 1.00m) Entrance via a white uPVC door. Laminate flooring. Electric storage heater. Cupboard housing electric meter and fuse board. Laminate ceiling with inserted post lights. Wallpaper and panel walls.

LOUNGE

19' 10" x 13' 3" (6.07m x 4.04m) Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Two radiators. Power points. uPVC window to the front allowing in ample natural light. uPVC French doors to the kitchen. Door to utility room/w.c and stairs to first floor.



UTILITY ROOM/W.C.

7' 11" x 6' 7" (2.42m x 2.01m) Emulsion ceiling with coving and inserted ceiling sport lights. Velux window. Tiled walls. Non slip flooring. radiator. Extractor fan. Plumbed for automatic washing machine. White wash hand basin with under cupboard and w.c.

KITCHEN/DINER

16' 9" x 12' 7" (5.12m x 3.86m) Nice size kitchen/diner with ample base and wall units in wood with chrome effect handles. Complimentary work surface. Plumbed for dish washer. Emulsion ceiling with coving and inserted spot lights. Emulsion walls with one wall part panelled and wallpapered. Non slip flooring. Radiator. Power points. Stainless steel sink unit/. Velux window. uPVC door to rear.



UPSTAIRS BATHROOM

11' 3" x 8' 9" (3.44m x 2.68m) Large shower cubicle with separate w.c and wash hand basin with underneath cupboard. Emulsion ceiling. Tiled walls. Non slip flooring. Radiator. Double doors leading to storage and housing combination boiler. uPVC window to the rear with frosted glass.

LANDING

10' 7" x 2' 6" (3.25m x 0.77m) Emulsion ceiling with coving. Emulsion walls. Carpet. Power point. Under stairs storage. Stairs to attic space. Doors to bathroom and two bedrooms.



BEDROOM 1

13' 4" x 10' 4" (4.08m x 3.17m) Emulsion ceiling with inserted spot lights. Wallpaper walls. Laminate flooring. Radiator. Power points. uPVC window to the front.

BEDROOM 2

10' 3" x 8' 3" (3.14m x 2.52m) Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC to the rear.



ATTIC SPACE

13' 0" x 11' 10" (3.98m x 3.63m) Emulsion ceiling with inserted spot lights. Emulsion walls with one wall papered as a feature. Laminate flooring. Under eaves storage. Two velux windows. Power points.

EXTERIOR

Enclosed rear garden with artificial grass making this the ideal low maintenance garden. Stone built shed with electric. Outside electric socket. Storage shed. Outside tap.

Property comes with a garage which is very rare. Lovely size that will fit a 4x4 no problem and electric door.





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.

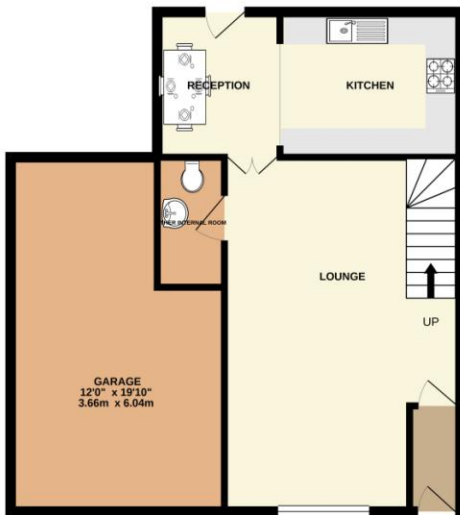
Data Protection Act 1998

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

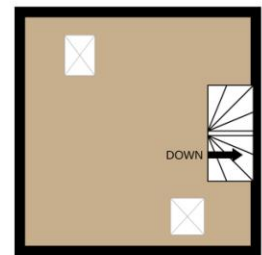
GROUND FLOOR



1ST FLOOR



ATTIC



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.
Made with Metropix ©2021

22 Oxford Street
Mountain Ash
Rhondda Cynon Taff
CF45 3PL

www.tsamuel.co.uk
info@tsamuel.co.uk
01443 476419

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements