



T Samuel Estate Agents

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



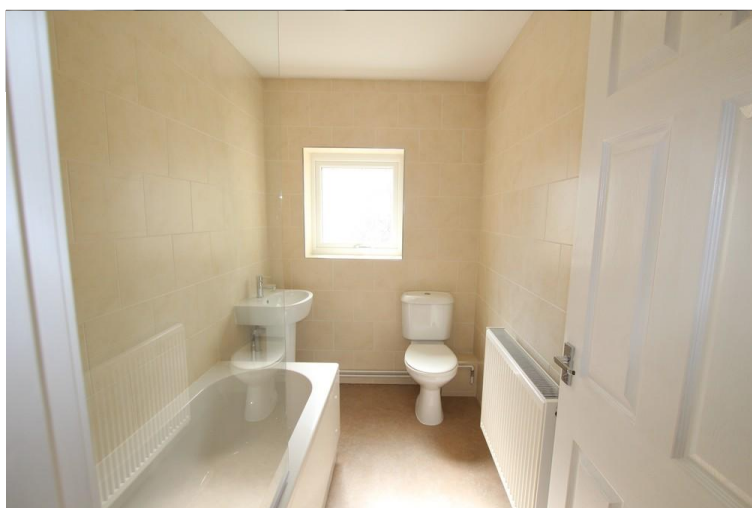
Hughes Street
Mountain Ash, CF45 3UG

FOR SALE

- 3 BEDROOMS
- RECENTLY RENOVATED
- NO ONWARD CHAIN, MOVE STRAIGHT IN
- END OF TERRACE WITH SIDE ENTRANCE

£125,000





Property Description

If you are looking for a pad you can move straight into and be the envy of your friends then look no further, this little gem ticks all the right boxes.

The property has been recently refurbished from top to bottom to include absolutely everything. Modern kitchen/diner with French doors leading to rear, the garden has the sun throughout the day making this an ideal entertainment area.

Mountain Ash town centre is within walking distance to include local amenities, GP surgery, hospital and train station. Play/skate park is approx 10 minute walk away and there are primary schools within the vicinity.

There are many added bonuses with this property to include a side entrance, downstairs bathroom and a separate w.c.

Viewing is highly recommended.

A minutes drive away from the newly built link road allowing easy access to the A470 and heads of the valley





link road.

Accommodation comprises: Entrance hall, lounge, kitchen/diner, downstairs bathroom, utility room, three bedrooms, upstairs w.c, side entrance and rear garden.

ENTRANCE HALLWAY

5' 10" x 3' 2" (1.80m x 0.98m) Entrance via a white uPVC door. Emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. Cupboard housing electric meter and fuse board. Door to lounge and stairs to first floor.

LOUNGE

20' 4" x 12' 0" (6.20m x 3.68m) Newly laid carpets. Emulsion walls and ceiling. Two radiators. Power points. Wall mounted thermostat. Large under stairs storage area which has a radiator and light. Cupboard housing gas meter. uPVC window to the front. Entrance to kitchen/diner, this is currently open however the vendor has advised if a purchaser requires he will fit double doors.



KITCHEN/DINER

14' 8" x 10' 2" (4.48m x 3.11m) Good size kitchen with space for a dining table. Newly fitted kitchen in grey with chrome handles. Marble effect work surface. Built in oven and hob with chrome extractor chimney above. Stainless steel sink unit. uPVC french doors to the side. Radiator. Power points. Emulsion walls with tiles around work surface. Emulsion ceiling. Laminate flooring. Entrance to utility room.

UTILITY ROOM

5' 7" x 3' 3" (1.71m x 1.00m) Emulsion walls and ceiling. Power points. Radiator. Vinyl flooring. Plumbed for automatic washing machine. Work top. Tall storage cupboard. Attic access.



DOWNSTAIRS BATHROOM

8' 7" x 5' 5" (2.63m x 1.66m) New three piece suite in white comprising bath with over head shower and shower screen, w.c and wash hand basin. Emulsion ceiling. Tiled walls. Vinyl flooring. Radiator. Extractor fan. uPVC window to the rear with frosted glass.

LANDING

8' 6" x 2' 11" (2.60m x 0.89m) Emulsion ceiling with coving. Emulsion walls. Newly laid carpet. Radiator. Power points. Attic access. Doors to three bedrooms and separate w.c.



BEDROOM 1

11' 7" x 7' 9" (3.55m x 2.38m) Emulsion ceiling with coving. Emulsion walls. Newly laid carpet. Radiator. Power points. uPVC window to the front.

BEDROOM 2

9' 11" x 8' 5" (3.04m x 2.57m) Emulsion ceiling with



coving. Emulsion walls. Newly laid carpet. Radiator. Power points. uPVC window to the rear.

BEDROOM 3

9' 4" x 6' 10" (2.87m x 2.10m) Emulsion ceiling with coving. Emulsion walls. Newly laid carpet. Radiator. Power points. uPVC window to the front.

SEPARATE W.C.

5' 10" x 3' 1" (1.78m x 0.96m) Vinyl flooring. Radiator. Emulsion ceiling with coving. Emulsion walls. uPVC window to the side. Wash hand basin with storage underneath and tiles around. W.c.

EXTERIOR

Access to the rear via French doors. Good size section to the side with decorative stones. uPVC door allowing side access. Three steps leading to section which is ready for it's new owner to put it's stamp on it, could be laid to lawn or decked. To the corner there is a decorative stone wall with shrubs and rockery. Outside electric socket. Water tap.







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

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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E

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