



T Samuel Estate Agents

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Union Street

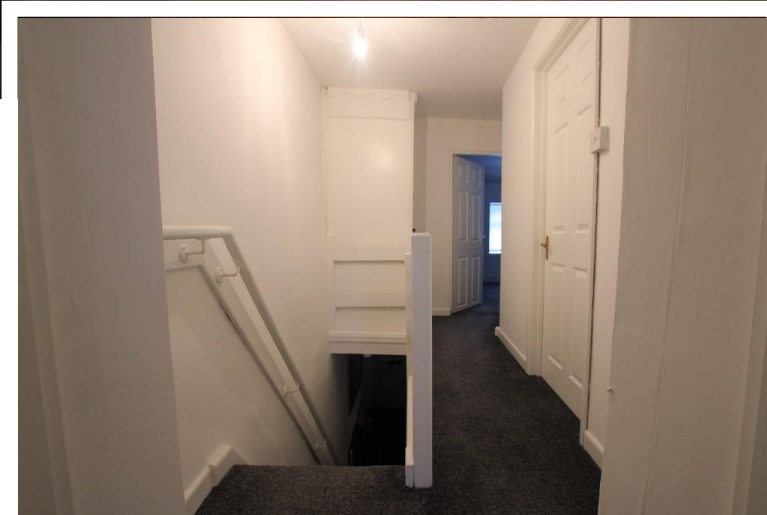
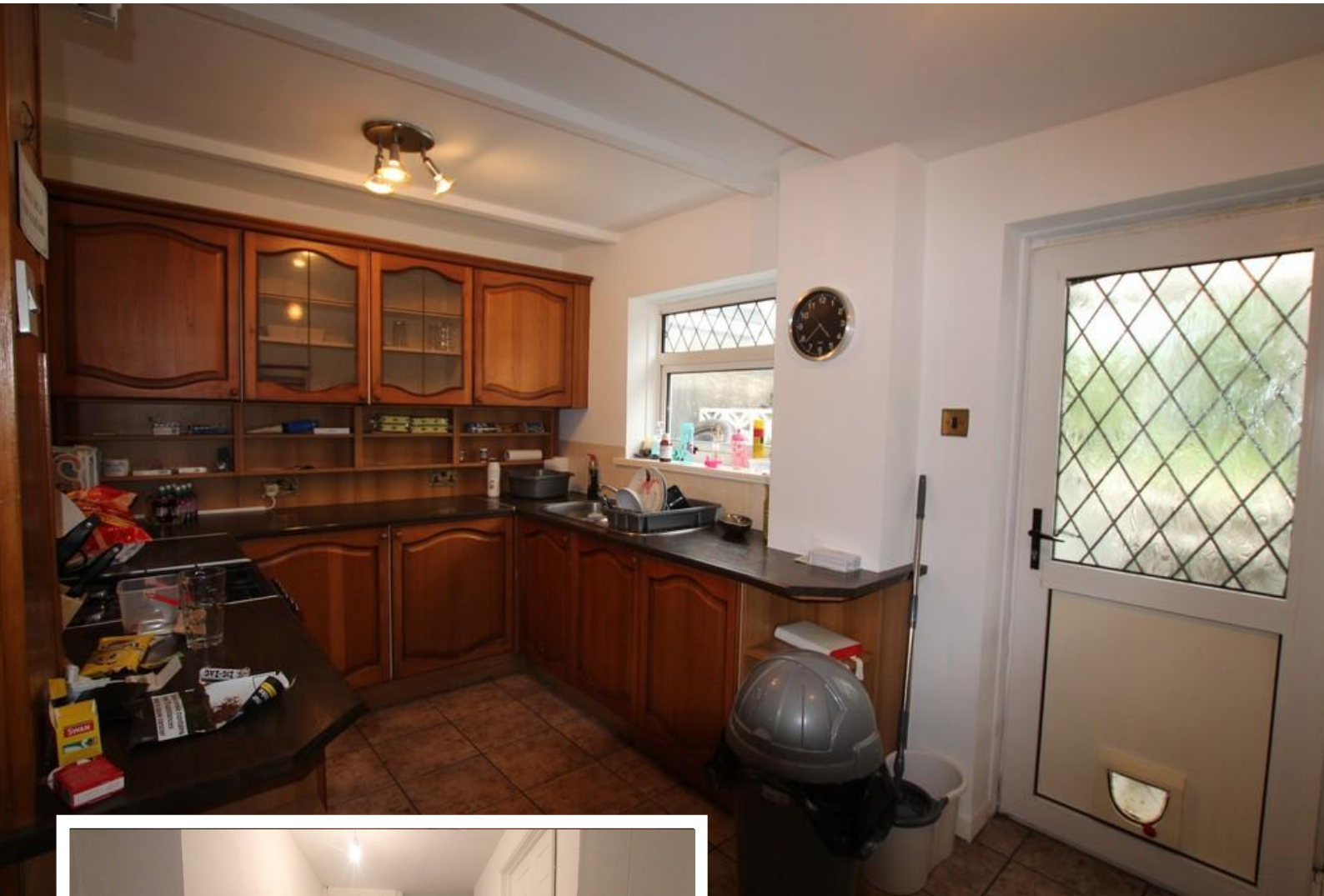
Mountain Ash, CF45 3NY

FOR SALE

- **2 BEDROOMS**
- **TOWN CENTRE LOCATION**
- **GOOD YIELD ACHIEVABLE**
- **IDEAL INVESTMENT AS TENANT ALREADY IN PLACE**

£59,950





Property Description

A perfect buy to add to your portfolio which is currently achieving a good yield. .

An ideal purchase, this 2 bedroom mid terrace property situated in the town of Mountain Ash.

There is currently a tenant at the property who would love to remain.

Local amenities on your doorstep together with train station, GP surgeries and local hospital. The A470 is a few minutes drive away allowing easy commute to Cardiff and the heads of the valley link road.

Accommodation comprises: Entrance hall, living room, kitchen, upstairs wetroom, 2 bedrooms and rear patio area.



ENTRANCE HALL

11' 4" x 3' 5" (3.46m x 1.05m) Entrance via a white uPVC door. Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Cupboard housing electric meter and fuse board. Door to living room and stairs to first floor.

LIVING ROOM

20' 3" x 12' 9" (6.19m x 3.90m) Artex ceiling. Wallpaper walls. Carpet flooring. Two radiators. Power points. uPVC window to the front. Under stairs storage. Door to kitchen.

KITCHEN

14' 2" x 8' 1" (4.32m x 2.48m) Ample base and wall units in wood with complimentary work surface. Emulsion ceiling and walls. Tiled flooring. Plumbed for automatic washing machine. uPVC door and window to the rear.

LANDING

11' 5" x 2' 7" (3.5m x 0.79m) Emulsion walls and ceiling. Carpet flooring. Power points. Storage cupboard. Doors to two bedrooms and bathroom.

UPSTAIRS WETROOM

7' 6" x 6' 9" (2.31m x 2.06m) Walk in enclosed shower with w.c and wash hand basin. Radiator. Storage cupboard housing combi boiler. Artex ceiling. Tiled walls. Non slip flooring. uPVC window to the rear with frosted glass.



BEDROOM 1

14' 0" x 9' 4" (4.28m x 2.85m) Measurements up to built in wardrobes. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front. Attic access.

BEDROOM 2

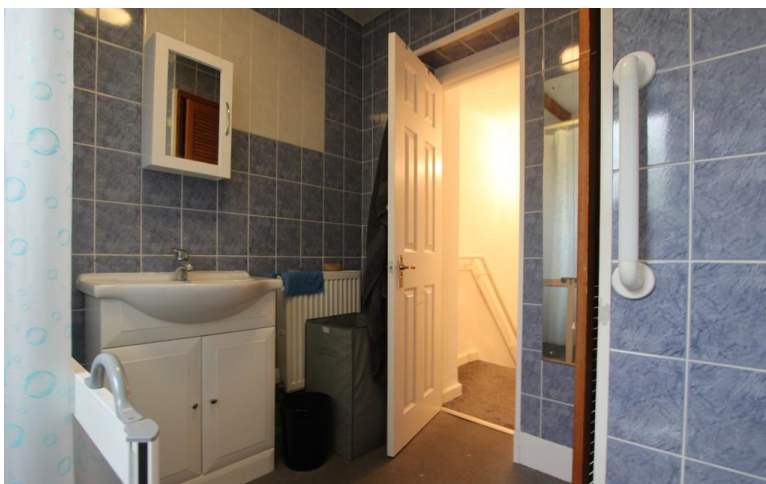
10' 3" x 9' 4" (3.14m x 2.85m) Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobes./ uPVC window to the rear.



REAR EXTERIOR

Steps leading to enclosed patio area with mature shrubs. Outside w.c, greenhouse and storage shed.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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