



T Samuel Estate Agents

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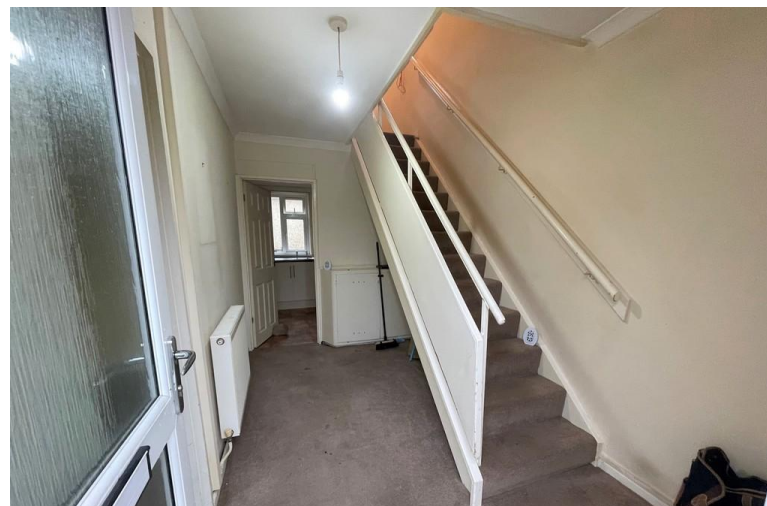
Abercynon, Mountain Ash, CF45 4LS

FOR SALE

- **3 BEDROOMS**
- **PREFAB CONSTRUCTION**
- **CLOSE TO LOCAL AMENITIES**
- **GARDENS TO THE FRONT, SIDE AND REAR**

£95,000





Property Description

*** GOOD SIZE PROPERTY WITH LOTS OF POTENTIAL ***

A great opportunity to purchase this good size corner plot with gardens to the front, side and rear.

An ex local authority property offering good size space both inside and out is perfect for any growing family.

Lots of potential with the outside to possibly apply for a drop down kerb and create off road parking whilst still maintaining adequate garden space.

Within walking distance to local amenities, pre-school, play park and primary school.

The A470 is a short drive away allowing easy access for commuters.

The main construction of the property is prefab and comes with no onward chain.



Accommodation: Entrance hall, lounge, dining room, kitchen, utility room, downstairs w.c, three bedrooms and upstairs bathroom.

ENTRANCE HALL

12' 1" x 6' 3" (3.69m x 1.91m) Entrance via white uPVC front door. Good size hallway with cupboards housing electric meter. Stairs to first floor. Door to lounge and a door to kitchen. Emulsion ceiling with coving., Emulsion walls. Carpet flooring. Radiator. Power points.

LOUNGE

13' 10" x 10' 1" (4.23m x 3.09m) Large uPVC window over looking the front garden. Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Power points. Radiator. Open plan into dining room.



DINING ROOM

10' 4" x 8' 7" (3.16m x 2.64m) Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear. Door to kitchen.

KITCHEN

10' 5" x 8' 6" (3.19m x 2.61m) Base and wall units in cream with chrome handles and complimentary work surface. Emulsion ceiling with coving. Emulsion walls with tiles around splash back areas. Stainless steel sink unit. uPVC window to the rear. Radiator. Power points. uPVC door leading to rear porch.



REAR PORCH

uPVC door to the side of the property. Non slip flooring. Door to utility room and w.c.

UTILITY ROOM

13' 0" x 4' 0" (3.97m x 1.22m) Emulsion ceiling and walls. Non slip flooring. Power points. Two uPVC windows to the side. Plumbed for automatic washing machine Tap.

DOWNSTAIRS W.C.

4' 2" x 2' 10" (1.29m x 0.87m) Part tiled walls. Radiator. W.c with wash hand basin. uPVC window to the side.



LANDING

7' 3" x 5' 8" (2.21m x 1.73m) L Shaped landing. Artex ceiling. Emulsion walls. Carpet flooring. attic access. Doors to three bedrooms and upstairs bathroom.

UPSTAIRS BATHROOM

7' 1" x 6' 2" (2.17m x 1.90m) Three piece suite in white comprising bath with over head shower, w.c and wash hand basin. Artex ceiling. Emulsion walls with tiles around splash back areas.. Carpet flooring. Radiator. uPVC window with frosted glass to the rear.



BEDROOM 1

12' 2" x 12' 1" (3.72m x 3.69m) Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler and a further built in cupboard ideal for wardrobe space. uPVC window to the front.

BEDROOM 2

14' 1" x 8' 7" (4.3m x 2.64m) Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the rear. Built in cupboard ideal for wardrobe space.

BEDROOM 3

9' 5" x 8' 6" (2.89m x 2.60m) Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

EXTERIOR

A good size corner plot with gardens to the front, side and rear. Slope leading to front door, ideal for easy access. Mature trees surrounding front garden.





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	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	65 D
39-54	E	
21-38	F	

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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