



# T Samuel Estate Agents

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**Seymour Street**

**Mountain Ash, CF45 4BL**

**FOR SALE**

- **2 BEDROOMS**
- **MODERN FITTED KITCHEN**
- **CLOSE TO ALL AMENITIES**
- **IDEAL STARTING HOME**

**£80,000**





## Property Description

### FULL DESCRIPTION

This 2 bedroom property is an ideal starter home! Good size open plan lounge with double UPVC windows to the front plus a modern grey composite front door. Modern kitchen, downstairs bathroom plus upstairs WC. Within walking distance to all amenities, schools, bus routes and train station.

### LIVING ROOM

18' 4" x 13' 9" (5.6m x 4.2m) Good size lounge with double fronted UPVC windows which allows natural light to flow, Beautiful modern composite door, open plan stairway which leads up to 2 good size bedrooms plus WC. The lounge has emulsion walls and ceilings with new carpet flooring in grey. Two radiators, plenty of electric sockets. Featured wall papered wall.

### KITCHEN

11' 9" x 7' 10" (3.6m x 2.4m) Beautiful modern fitted kitchen in cream with tiled splash back walls, integrated oven and hob with extractor fan. Emulsion ceiling and walls, cushioned flooring. Large UPVC window to the rear.



Door which leads into the downstairs bathroom. Access to loft storage.

#### BATHROOM

8' 6" x 5' 2" (2.6m x 1.6m) White 3 piece bathroom suite with over bath shower. Tiled splash backs. Emulsion ceiling and walls. UPVC window to the rear. Cushioned flooring.

#### LANDING

Newly fitted carpets, emulsion ceiling and walls. Open plan staircase.

#### BEDROOM 1

10' 5" x 10' 2" (3.2m x 3.1m) Very good size master bedroom with emulsion ceiling and walls. Carpet flooring, UPVC window to the front.

#### WC

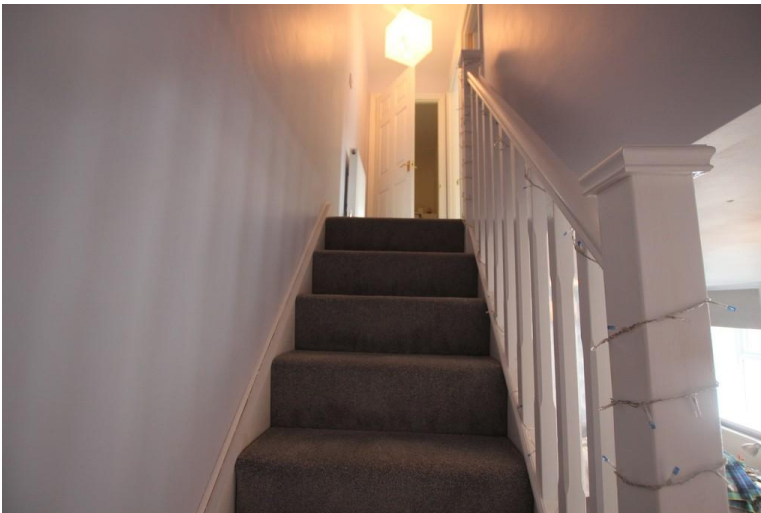
6' 6" x 2' 11" (2.0m x 0.9m) Toilet with wash hand basin.

#### BEDROOM 2

10' 5" x 7' 6" (3.2m x 2.3m) Another good size bedroom! Emulsion ceiling and walls with carpet flooring. UPVC window to the front. Access to the attic.

#### REAR GARDEN

Beautiful 3 tier rear garden!! This garden has been newly done by the vendor. The first tier is decorative stones. The second tier is layed with woodchip and shrubs. The third is decorative stone making this a very low maintenance garden with views over the mountains.







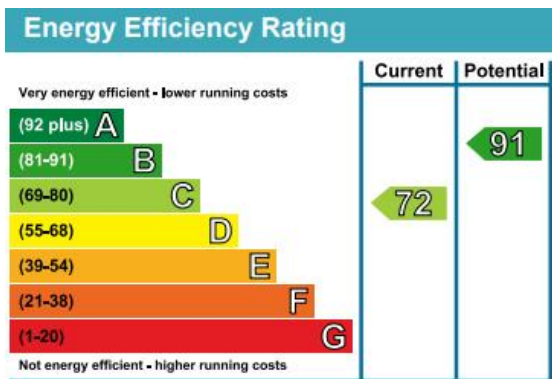


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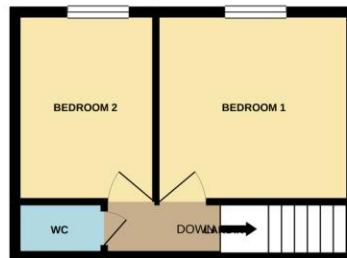
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GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
236 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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.  
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