



T Samuel Estate Agents

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



Church Street
Mountain Ash, CF45 3YD

FOR SALE

- VIRTUAL VIDEO TOUR AVAILABLE
- 2 BEDROOM MID TERRACE
- IDEAL LOCATION
- PERFECT FOR SMALL FAMILY

£80,000





Property Description

PROPERTY

Comprising entrance hallway, lounge, kitchen, modern shower room to the ground floor with 2 bedrooms upstairs. A tiered garden to the rear with hard standing for shed, potential to add value and boasts peaceful views

LOCATION

Mountain Ash is located in the Cynon Valley, within the County Borough of Rhondda Cynon Taf, Wales. The town lies about 4.5 miles south of the town of Aberdare and approximately 19 miles northwest of Cardiff. The village and community of Penrhiwceiber lies around a mile south. Mountain Ash hosts all the amenities one would need including local convenience stores, hotels, restaurants and pubs and benefits from a new hospital & train station

ENTRANCE HALL

Property entered via double glazed uPVC door to entrance hall, wood effect laminate flooring, ceiling light, double doors to;

LOUNGE



20' 4" x 11' 5" (6.2m x 3.5m) Spacious room, wood effect laminate flooring, ceiling light, double glazed uPVC window to the front, 2 radiators, electric fire with surround, feature papered wall, stairs to first floor landing, door to;

KITCHEN

11' 1" x 8' 2" (3.4m x 2.5m) Tiled floor, ceiling light, double glazed uPVC window to the rear, obscure double glazed uPVC door to rear garden, radiator, range of fitted wall and base units with preparation surface over, stainless steel sink and drainer unit with chrome taps, fitted 4 ring gas hob with extractor over, integrated electric oven and grill, space for under counter fridge, space and plumbing for washing machine, access to storage cupboard, door to;



BATHROOM

7' 10" x 4' 7" (2.4m x 1.4m) Wood effect laminate flooring in grey, ceiling light, obscure double glazed uPVC window to the rear, radiator, plastic panelled walls, modern suite comprising wash hand basin, low level wc and walk in shower cubicle with mixer shower attached

FIRST FLOOR LANDING

Carpeted stairs lead up to first floor landing, fitted carpet, doors to;

BEDROOM ONE (LARGE FRONT)

11' 9" x 15' 1" x 8' 10" (3.6m x 4.6m x 2.7m) L shaped, fitted carpet, ceiling light, radiator, two double glazed uPVC windows to the front, large fitted wardrobe



BEDROOM TWO (REAR)

11' 9" x 7' 6" (3.6m x 2.3m) Fitted carpet, ceiling light, double glazed uPVC window to the rear, radiator, cupboard housing gas combi boiler

EXTERNALLY

The property offers on road parking to the front whilst at the rear is a tiered garden, steps lead up to garden area with hard standing for shed and gated rear access to lane. The property boasts peaceful valley views from the top of the garden

EPC

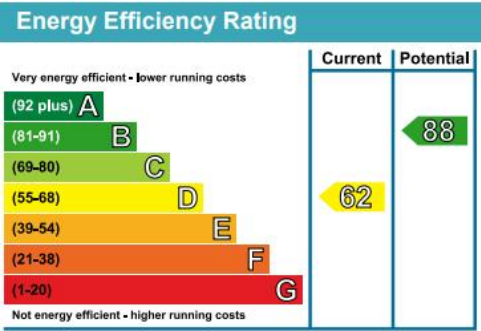
RATING D

SERVICES

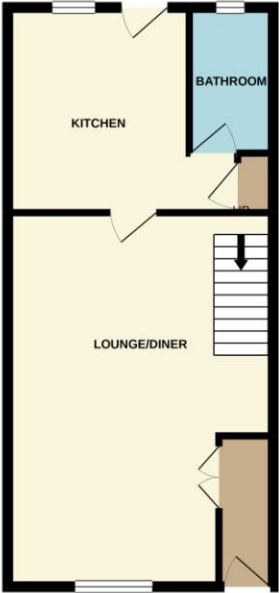
The property has mains gas central heating, supplied via combi boiler in bedroom two, electrics and water are connected please note these have not been tested







GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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.
Made with floorplan 10/2020

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.

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 are 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