



T Samuel Estate Agents

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Harcourt Road

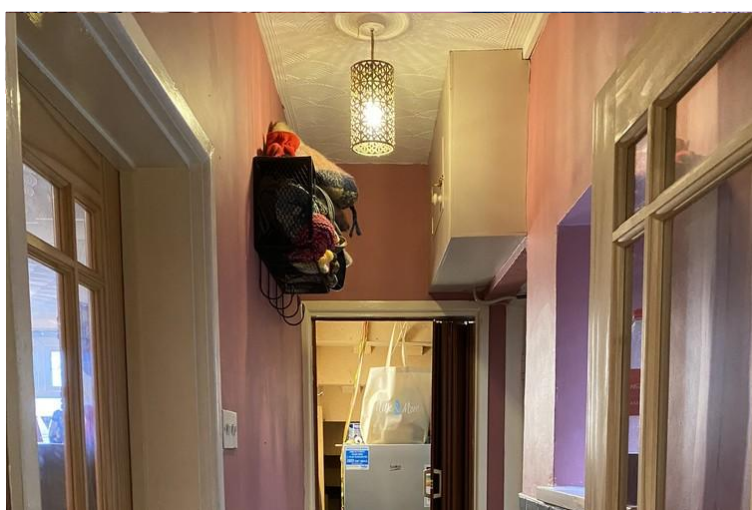
Mountain Ash, CF45 3PY

FOR SALE

- IDEAL PURCHASE FOR A FAMILY, FIRST TIME BUYER, INVESTORS
- SPACIOUS SOCIAL ACCOMODATION
- 3 GOOD SIZED BEDROOMS
- KITCHEN AND UTILITY SPACE

£145,000





Property Description

ENTRANCE HALL

LOUNGE/DINER

22' 11" x 12' 9" (7.0m x 3.9m)

UTILITY SPACE / STORAGE HALL

13' 1" x 2' 11" (4.0m x 0.9m)

KITCHEN

10' 5" x 9' 2" (3.2m x 2.8m)

INNER HALLWAY

BATHROOM

7' 10" x 7' 2" (2.4m x 2.2m)

FIRST FLOOR LANDING

BEDROOM ONE

15' 1" x 9' 2" (4.6m x 2.8m)

ENSUITE / DRESSING ROOM

4' 3" x 2' 11" (1.3m x 0.9m)

BEDROOM TWO

11' 1" x 10' 9" (3.4m x 3.3m)

BEDROOM THREE

8' 10" x 6' 2" (2.7 m x 1.9m)

EXTERNALLY



Small forecourt area to the front with on road parking, side access through to rear garden, low maintenance patio area with raised decked area

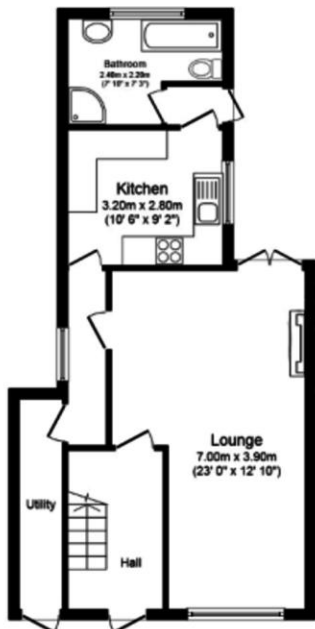
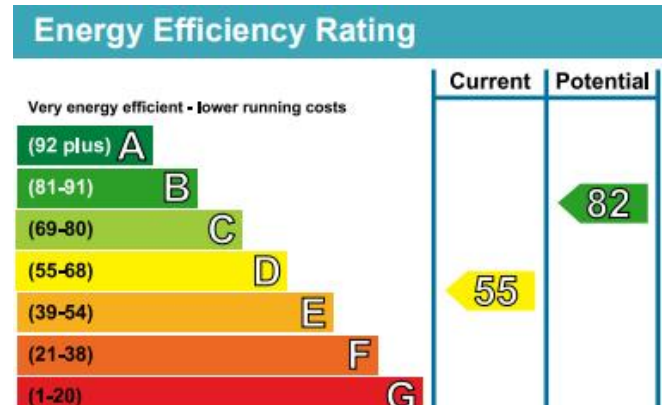
Misdescriptions Act 1991

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.

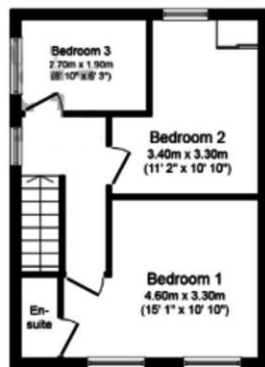
Data Protection Act 1998

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Ground Floor



First Floor

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 Rhondda Cynon Taff
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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