



5 Mount Pleasant Street, CF44 8NF

£144,995

**Manning**  
Estate Agents  
01685 878000

\*\* PERFECT LOCATION \*\* IDEAL FIRST TIME BUY \*\* NO CHAIN \*\* RECENTLY RENOVATED SPACIOUS 3 BEDROOM COTTAGE \*\* EXCELLENT OFF ROAD PARKING FOR MULTIPLE PARKING\*\* UPSTAIRS SHOWER ROOM \*\* REAR GARDEN \*\* LARGE SPACIOUS LIGHT ENTRANCE HALL \*\* SITTING ROOM \*\* FITTED KITCHEN/DINER \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\*

We are pleased to offer for sale this excellent size 3 bedroom cottage set back from the road with entrance drive and gardens. Ideally situated in the centre of Trecynon village opposite Aberdare Park, local primary school and within minutes of local shops and amenities.

**£144,995**



### ENTRANCE HALL

6'10' x 17'11' (2.08m x 5.46m)

Upvc double glazed front door. radiator. stairs to first floor, grey laminated flooring.

### LOUNGE

New fitted carpet. radiator. upvc double glazed window to front aspect.

### KITCHEN/DINER

12'8' X 16'4' (3.86m X 4.98m)

With a modern range of modern wall and base units incorporating stainless steel sink unit, electric hob and oven, tiled splash backs, extractor hood, provision for plumbed in washing machine. Two upvc double glazed windows and door to rear garden. Radiator.

### FIRST FLOOR LANDING

10'1' X 6'9' (3.07m X 2.06m)

Carpet to floor.

### WET ROOM

6'6' X 9'5' (1.98m X 2.87m)

Wash hand basin and w.c., shower, radiator. Tiled splash back areas.

### BEDROOM 1

10'2' X 13' (3.10m X 3.96m)

Radiator. upvc double glazed window to rear aspect. Wall mounted combi boiler serving hot water and heating system. Carpet to floor.

### BEDROOM 2

10'7' X 14'2' (3.23m X 4.32m)

Radiator. Upvc double glazed window to front aspect. Carpet to floor.

### BEDROOM 3

6'7' X 7'2' (2.01m X 2.18m)

Radiator. Upvc double glazed window to front aspect. Carpet to floor.

### Outside

Excellent size off road parking for multiple vehicles. Enclosed rear garden.





## Energy performance certificate (EPC)

5 MOUNT PLEASANT STREET TRECYNON ABERDARE CF44 8NF	Energy rating <b>D</b>
Valid until 13 February 2031	Certificate number 0340-2084-9020-2509-5381

**Property type**  
Mid-terrace house

**Total floor area**  
92 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription 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 the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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