



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



**Morris Avenue, Mountain Ash  
CF45 3TW**

**FOR SALE  
£80,000**



- **END OF TERRACE**
- **VILLAGE LOCATION**
- **RENOVATION PROJECT**



2



1



1



## Property Description

### Hallway

3.02 m x 0.96 m

Entrance to the property is via aluminium full glass door directly into the hallway. Polystyrene tiled ceiling. Wallpapered walls. Carpeted floor. Radiator. Doors leading to under stairs storage and lounge/diner



### Lounge/Diner

6.22 m x 3.02 m

Spacious lounge/diner which is open to the kitchen. Upvc window to the front. Smooth emulsion ceiling. Wall papered walls. Carpeted floor. Gas fire with back boiler. Door leading to staircase to first floor



### Kitchen

3.79 m x 2.63 m

Kitchen is open to the lounge/diner. A range of base and wall units. Stainless steel sink and drainer. Upvc window to the rear. Smooth emulsion ceiling. Emulsion walls are half tiled. Radiator. Power points. Cupboard housing water tank. Doors to rear garden and wet room



### Back Porch

1.16 m x 0.80 m

Back porch with doors leading to rear garden and wet room



### Wet room

3.77 m x 1.44 m

Smooth emulsion ceiling and walls. 3 piece wet room in white. Walk in double shower. WC. Wash hand basin with tiled splashback. Useful lockable cabinet. Upvc window to the rear. Radiator.



### Landing

3.99 m x 2.59 m

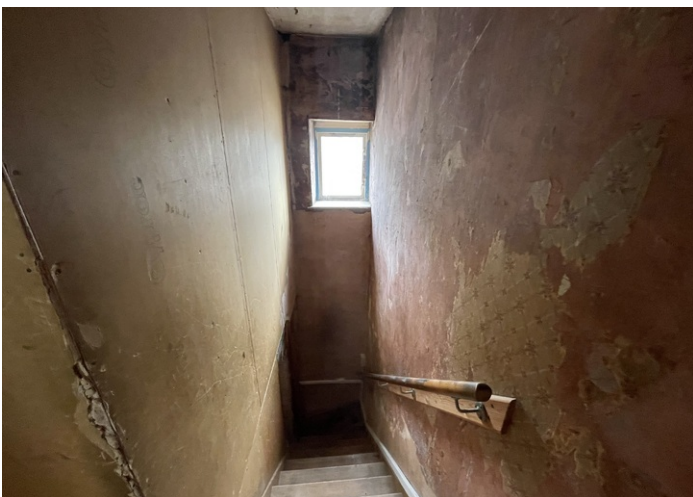
Plasterboard ceiling and walls. Wooden floor boards. Door leading to both bedrooms. Upvc window to the rear



### Bedroom 1

3.99 m x 2.59 m

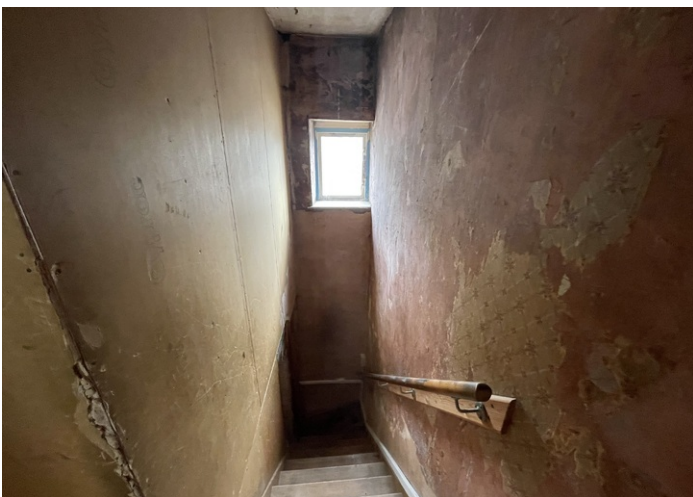
Artex ceiling. Emulsion walls. Upvc windows to the front. A range of fitted wardrobes. Radiator. Power point. Wooden floor boards



### Bedroom 2

3.74 m x 2.54 m

Plasterboard ceiling. Smooth emulsion walls. Upvc window to the rear. Radiator. Vinyl flooring



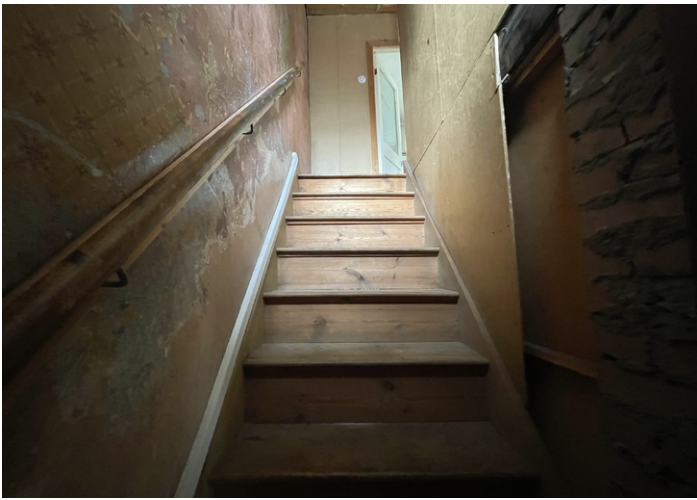


## Rear garden

Steps down to rear garden. Easily maintained with patio slabs laid. Block built wall surrounds the garden. Raised planters. Side access via gate. There is a dropped kerb to the side of the garden therefore there is potential that off road parking could be created (subject to consent)



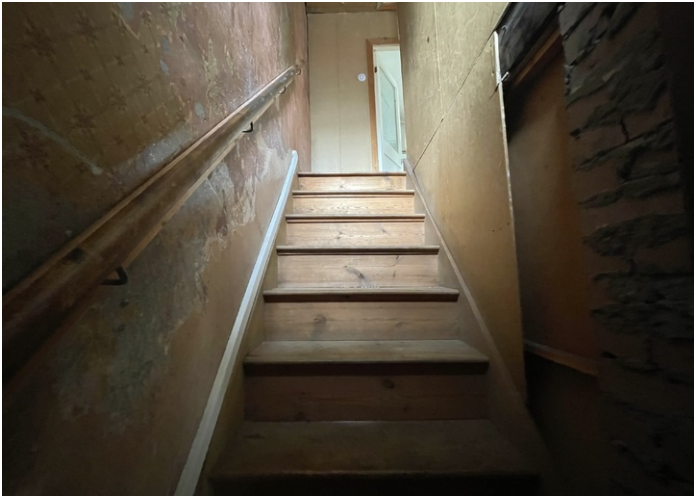






#### Misdescriptions Act 1991

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.





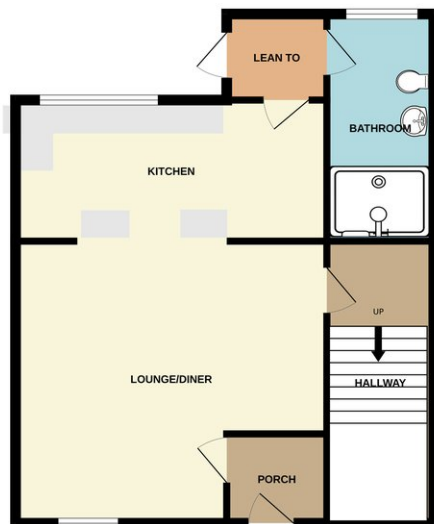
## EPC

### Energy Efficiency Rating

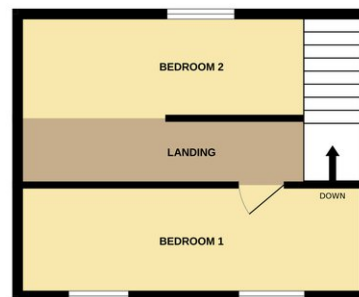
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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 Metropix ©2023