



**Bailey Street, Mountain Ash  
CF45 3AS. CF45 3AS**

**FOR SALE  
£825 PCM**



- **4 BEDROOMS**
- **SPACIOUS LOUNGE DINER**
- **NEWLY MODERNISED**



4



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## **Property Description**

T Samuel Lettings are proudly present this newly modernised 4 bedroom front forecourt terraced property on Bailey Street, Mountain Ash

The property boasts spacious lounge diner with feature fireplace. Designer vertical radiators and attractive light oak laminate flooring. Liberty Oak internal doors throughout.

Newly fitted modern kitchen in Anthracite Grey Shaker Style. Intergrated Fridge Freezer along with Electric Fan Oven and Induction Hob. Modern ground floor floor four piece bathroom suite.

The first floor has four bedrooms so perfect for a larger family or for someone that needs a home office.

It is situated close to the town and therefore has easy access to Shops, Train Station, Health Centre and Primary and Secondary Schools. Close to skate park. A470 and Heads of the Valley link road are a short drive making commuting a breeze.

## **Hallway**

3.23 m x 0.89 m

Entrance to the property is via Upvc front door. Smooth emulsion ceilings and walls. Attractive light oak laminate flooring. Vertical designer radiator. Door leading to lounge diner and stairs to first floor

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## **Lounge/Diner**

6.32 m x 3.58 m

The lounge diner is spacious and features attractive fireplace which really is the focal point of the room. Liberty Oak doors with chrome handles really add a touch of elegance and give the room a real modern feel. The room is light and airy with dual aspect windows. Perfect place for the whole family. Smooth emulsion ceilings and walls. Power points. Vertical designer radiators in anthracite grey. Door leading to kitchen

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## **Kitchen**

3.68 m x 2.87 m

Newly fitted contemporary anthracite grey shaker style wall and base units with a beautiful quartz-style worktop. Integrated fridge freezer is a sleek and space-saving choice. The induction hob with a fan oven and extractor fan is perfect for cooking up delicious meals. There is a composite bowl and a half sink with attractive designer tap which adds a touch of style to the space. The kitchen is both functional and visually appealing. Smooth emulsion ceiling with spot lights. Smooth emulsion walls with Metro tiled splashbacks in grey. Oak laminate flooring. Doors leading to the garden and ground floor bathroom. Upvc window to the side.

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## **Bathroom**

3.03 m x 1.77 m

The 4 piece ground floor bathroom suite in white is so convenient and includes free standing corner shower and bath tub. The wash hand basin is set in a vanity unit making the perfect



storage solution. WC. Upvc windows to the side and rear of the property. Stylish heated towel rail in matt grey. Smooth emulsion ceiling with spot lights. Smooth emulsion walls with tiled splashbacks. Modern grey/white matt ceramic tiled floor.

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### **Landing**

3.67 m x 0.88 m

Landing with modern grey painted ballustrade. Newly fitted grey carpet. Smooth emulsion ceiling and walls. Doors leading to all four bedroom

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### **Bedroom 1**

Smooth emulsion ceilings and walls. Ample power points. Radiator. Newly fitted grey carpet. Upvc window to the rear.

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### **Bedroom 2**

2.82 m x 1.63 m

Smooth emulsion ceiling and walls. Newly fitted grey carpet. Radiator. Power points. uPVC window to the rear

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### **Bedroom 3**

3.63 m x 2.44 m

Smooth emulsion ceiling and walls. Radiator. Power points. Newly fitted grey carpet. Upvc window to the front.

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### **Bedroom 4**

2.66 m x 2.10 m

Smooth emulsion ceiling and walls. Radiator. Power points. Newly fitted grey carpets. Upvc window to the front.

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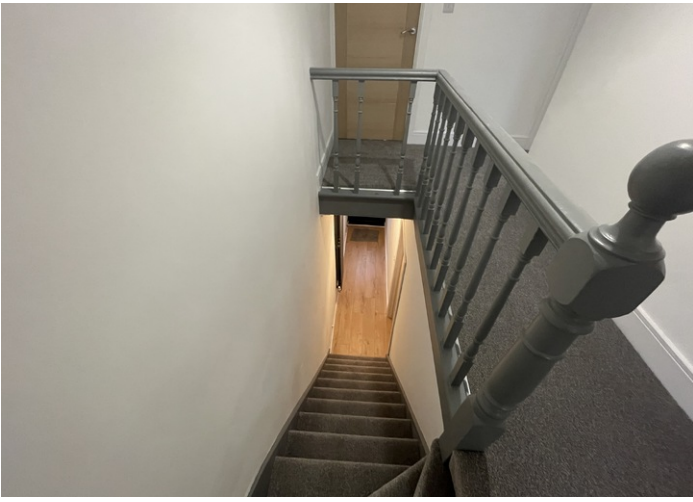
### **Rear garden**

Rear garden is accessed via a few steps. Nice size with amazing views over the surrounding mountainside. All ready to add your own stamp.











# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

# FLOORPLAN



### 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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