



**Arnold Street. CF45 4LF**

**FOR SALE**  
**£120,000**



- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **SOLD WITH VACANT POSSESSION**



**3**



**1**







## **Property Description**

This three bedroom mid-terrace home, is offered with vacant possession, and situated in the popular area of Caegarw. Ideally located within walking distance to local convenience store and Mountain Ash town centre with it's further amenities, this property offers excellent access to a range of amenities. A primary school is also close by, making this an ideal family home.

The house is both comfortable and practical, featuring a welcoming entrance hall that leads to a spacious lounge, and a well-equipped kitchen. Upstairs, you'll find three good-sized bedrooms, a modern shower room, and a separate W.C. The property benefits from gas central heating, with a combi boiler housed in a convenient cupboard on the landing.

Externally, the home offers a low-maintenance rear garden with a patio area and a wooden storage shed, perfect for outdoor living and storage. A concrete section with an outside tap, steps leading to a pathway, and a lawned area complete the outdoor space.

With its great location, solid structure, and potential for improvement, this property is a good buy for first-time buyers, families, or investors looking to add value. Don't miss the chance to make this charming home your own!

## **HALLWAY**

Step through the white uPVC front door into the entrance hall. The space boasts smooth emulsion walls and ceiling, creating a fresh, neutral backdrop. A radiator ensures warmth and comfort, while the handy cupboard houses the electric meter and fuseboard for easy access. Stairs to the first floor lead to further living spaces, and a door opens into the spacious lounge. The floor is finished with durable laminate flooring, offering both style and practicality.

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## **LOUNGE**

6.49 m x 3.44 m

This spacious lounge offers a perfect blend of comfort and style, featuring a smooth emulsion ceiling with coving and smooth emulsion walls. The laminate flooring adds a modern touch, complemented by two radiators for a cosy atmosphere. The dual aspect uPVC windows flood the room with natural light from both the front and rear, creating a bright and airy space. Additional features include ample power points and a handy under-stair storage area. Entrance leading into the kitchen.

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## **KITCHEN**

3.86 m x 2.96 m

A well equipped kitchen with ample base and wall units in a stylish wood effect finish, paired with a complementary cream work surface. The colored sink unit adds a touch of character, while the durable vinyl flooring ensures practicality. Smooth emulsion ceiling and walls with tiles around work surface. Equipped with a radiator, power points, and plumbing for an automatic washing machine, this kitchen is ready for all your needs. A freestanding cooker is included, and fluorescent strip lighting ensures excellent visibility. The space is bright and airy, thanks to uPVC windows on both the side and rear, as well as a door leading to the exterior for convenient access.





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## **LANDING**

The split landing is both practical and inviting, featuring smooth emulsion walls and ceiling. A mix of carpet and vinyl flooring adds functionality and style. The space includes attic access via a pull down ladder, providing additional storage options. A cupboard neatly houses the combi boiler, keeping it out of sight. Natural light filters in through a uPVC window to the side.. Doors lead to the upstairs shower room and a separate W.C., offering added convenience for the household.

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## **UPSTAIRS SHOWER ROOM**

2.51 m x 1.68 m

A well appointed shower room features a spacious double shower cubicle and a sleek wash hand basin. The artex ceiling adds texture, while the emulsion finish and bathroom paneled walls provide a clean and modern look. The vinyl flooring is both stylish and practical, and a radiator ensures comfort. A uPVC window with frosted glass to the rear allows for natural light while maintaining privacy.

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## **UPSTAIRS SEPARATE W.C**

2.59 m x 1.01 m

This convenient separate W.C. includes a toilet and radiator for added comfort. The space features an artex ceiling with wallpapered walls for a touch of character, complemented by easy to clean vinyl flooring. A uPVC window with frosted glass to the rear provides privacy and natural light.

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## **BEDROOM 1**

3.47 m x 3.08 m

A cosy and inviting bedroom featuring an artex ceiling with coving and wallpapered walls, offering a touch of traditional charm. Carpeted flooring, and a radiator ensures the room stays cosy. Power points, and a uPVC

window to the front fills the space with natural light.

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## **BEDROOM 2**

3.16 m x 2.88 m

This comfortable bedroom features wallpapered walls and ceiling, creating a unified and charming design. Carpeted flooring, while a radiator ensures year round comfort. Equipped with power points for convenience, the room is illuminated by a uPVC window to the rear, offering natural light and a peaceful view.

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## **BEDROOM 3**

2.70 m x 2.22 m

This bedroom features wallpapered walls and ceiling. Carpet flooring, while a radiator ensures the space stays warm and inviting. Power points and a uPVC window to the front.

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## **EXTERIOR**

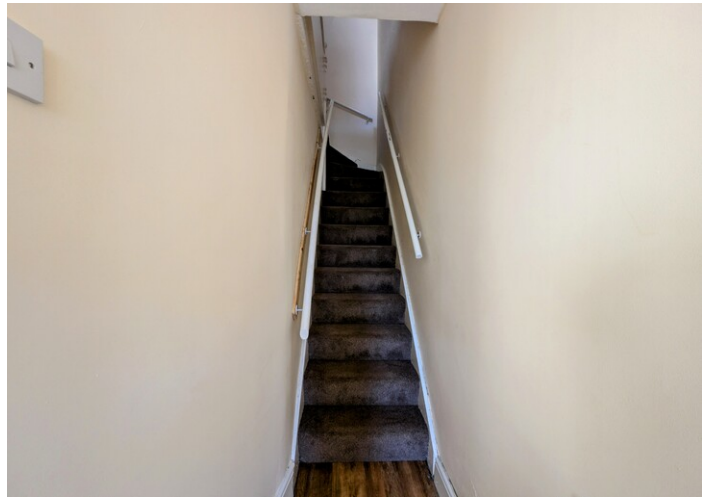
The property boasts a practical and low maintenance exterior, starting with a concrete section that includes an outside tap for added convenience. Steps lead to a pathway bordered by lawns on either side, creating a pleasant outdoor space. At the end of the pathway, you'll find a patio area perfect for relaxation or entertaining, complete with a wooden storage shed for garden tools or additional storage needs.

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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.

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