



**High Street, Mountain Ash.
CF45 3LN**

**FOR SALE
£97,950**



- **FOUR BEDROOMS**
- **SOLD WITH TENANT IN SITU**
- **INVESTMENT OPPORTUNITY**



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Property Description

**** PRIME INVESTMENT OPPORTUNITY ****

T Samuel Estate Agents present a fantastic investment opportunity with this four bedroom end of terrace property. Sold with a tenant in situ, this home promises an attractive yield, making it an ideal addition to your investment portfolio.

Don't miss our on this excellent investment property. Secure your viewing today and capitalise on this lucrative opportunity!

Local convenience store on your doorstep and the town centre of Mountain Ash with it's further shops, GP surgery and train station is just a stroll away. Primary school and local skate/play park a few minutes walk away making this an ideal family location.

The recently built link road provides easy access to the A470.

Accommodation: Lounge, kitchen/diner, downstairs w.c, four bedrooms and upstairs bathroom.

LOUNGE

6.45 m x 3.43 m

Entrance via a white uPVC front door. Artex ceiling. Emulsion walls. Carpet flooring. Two radiators. Power points. Door to kitchen. Stairs to first floor. uPVC window to the front.



KITCHEN/DINER

4.45 m x 4.17 m

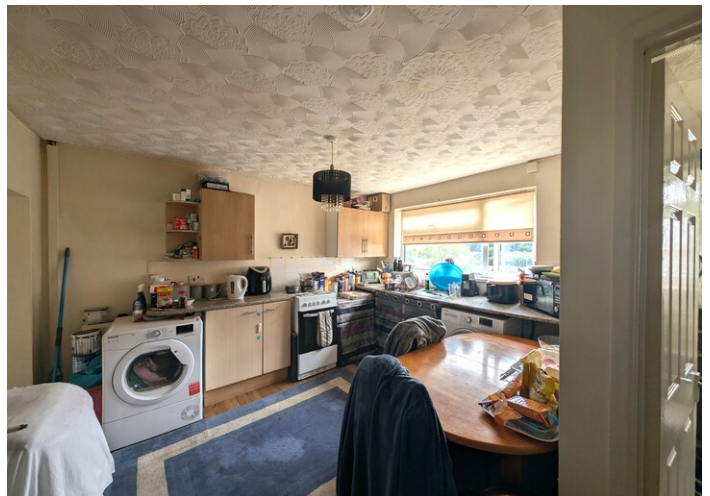
Base and wall units in wood with complimentary black work surface. Plumbed for automatic washing machine. Stainless steel sink unit. Vinyl flooring. artex ceiling. Emulsion walls with tiles around work surface. Radiator. Power points. Door to downstairs w.c. Steps leading down to storage cupboard and uPVC door to the rear. uPVC window to the rear.



DOWNSTAIRS W.C.

2.01 m x 1.45 m

W.c with wash hand basin. Radiator. Artex ceiling. Emulsion walls. Vinyl flooring. Wall mounted combi boiler. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Doors to four bedrooms and upstairs bathroom.



UPSTAIRS BATHROOM

2.91 m x 2.89 m

Three piece suite in white comprising bath, w.c and wash hand basin. Artex ceiling. Emulsion walls. Vinyl flooring. Velux window.



BEDROOM 1

3.49 m x 2.81 m

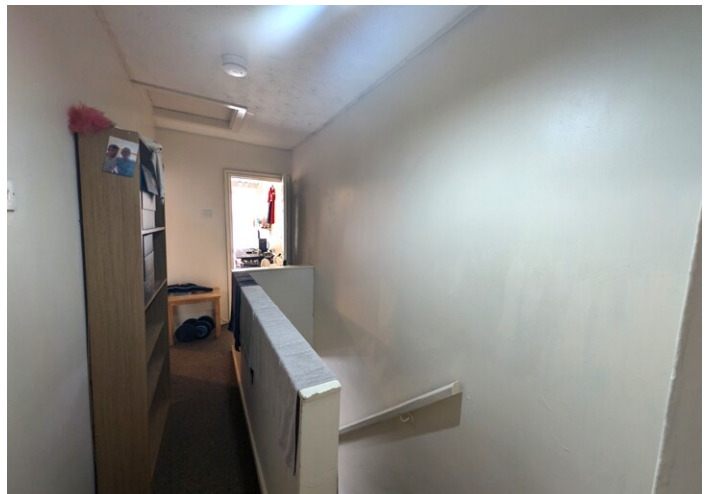
Artex ceiling, Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

2.85 m x 2.80 m

Artex ceiling, Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

3.78 m x 1.73 m

Artex ceiling, Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 4

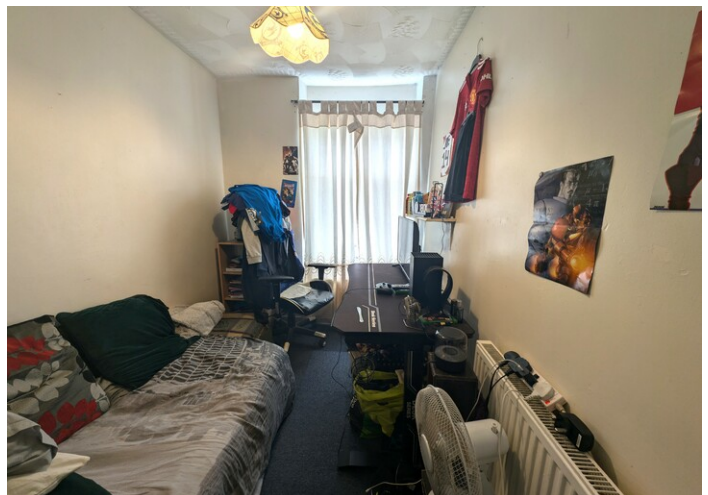
2.74 m x 2.00 m

Artex ceiling, Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



EXTERIOR

Side entrance. Enclosed patio area to the rear.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
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.

Data Protection Act 1998

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