



**Glancynon Street, Miskin. CF45  
3YU**

**FOR SALE**  
**£145,000**



- **NO ONWARD CHAIN**
- **THREE BEDROOMS**
- **DECEPTIVELY SPACIOUS**



**3**



**1**



**1**



## **Property Description**

\*\*\* DECEPTIVELY SPACIOUS WITH THREE BEDROOMS \*\*\*

Welcome to this charming three bedroom home that is deceptively spacious, offering a cosy feel with ample room to spread out.

The property boasts a good size kitchen, perfect for culinary adventures. Upstairs, you'll find the bathroom for convenience and good sized bedrooms.

Step outside to the sun filled garden at the rear, complete with a delightful patio area, a lawn for outdoor activities and planted with palm trees. Embrace the tranquility and beauty of this wonderful outdoor space.

Local convenience store a short stroll away and the town centre of Mountain Ash with it's further shops, GP surgery and train station is also within walking distance.

Primary schools and play/slate parks within the vicinity making this and ideal family location.

The recently built link road provides access to the A470.

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, kitchen, upstairs bathroom and three bedrooms.

## **HALLWAY**

Entrance via an Oak colour uPVC front door. Artex ceiling. Emulsion walls with dado rail. Electric meter and fuse board. Stairs to first floor and door to lounge. Laminate flooring. Radiator.

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## **LOUNGE**

6.43 m x 3.78 m

Decorative fire surround housed on marble effect hearth. Artex ceiling. Emulsion walls with dado rail. Laminate flooring. Two radiators. Power points. Under stairs storage. Door to kitchen.

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## **KITCHEN**

4.68 m x 4.48 m

Generous sized kitchen with space for table and chairs. Ample base and wall units in Blue wood effect with complimentary work surface. Plumbed for automatic washing machine. Coloured sink unit. Built in oven and hob with extractor above. Wood panelled ceiling. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. uPVC window and door to the rear.

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## **LANDING**

Artex ceiling. Emulsion walls with dado rail. Carpet flooring. Radiator. Power points. Attic access with pull down ladder. Doors leading to three bedrooms and upstairs bathroom.

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### **UPSTAIRS BATHROOM**

3.75 m x 2.07 m

Bathroom suite comprising bath, close coupled w.c with wash hand basin and vanity unit. Matching floor standing storage unit. Separate shower cubicle. Emulsion and tiled walls. Wood panelled ceiling. Tiled flooring. Radiator. uPVC window to the rear with frosted glass.

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### **BEDROOM 1**

4.76 m x 3.24 m

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

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### **BEDROOM 2**

4.67 m x 2.51 m

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

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### **BEDROOM 3**

3.16 m x 2.85 m

Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Built in cupboard housing combi boiler. Sky light

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### **EXTERIOR**

Steps leading down to secluded patio area, ideal for table and chairs. Few more steps leading down to lawn section and a further patio section. Relax and soak in the peaceful atmosphere, it's like a little slice of paradise in your back yard with it's mature palm trees.

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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>		74	
(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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