



**Clarence Street, Miskin  
CF45 3BB**

**FOR SALE  
£110,000**



- **TWO BEDROOMS**
- **IDEAL FAMILY LOCATION**
- **SOLD WITH NO ONWARD CHAIN**



**2**



**1**



**1**



## **Property Description**

**\*\* AN INVITING TWO BEDROOM PROPERTY \*\***

An inviting two bedroom terraced property situated in Miskin, Mountain Ash.

This charming home is close to primary schools offering convenience for families. Plus, the nearby play/skate park is perfect for outdoor fun!

With the town centre within walking distance, you'll have easy access to shops, GP surgery and train station.

This house has so much potential to become your dream home.

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom and two bedrooms.

## **ENTRANCE HALL**

Entrance via an oak uPVC front door. Emulsion walls with dado rail. Artex ceiling with coving. Electric meter and fuse board. Stairs to first floor. Door to lounge. Radiator.

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## **LOUNGE**

6.42 m x 3.65 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Gas fire with back boiler for central heating. Two radiators. Power points. Under stairs storage. Door to kitchen. Dual aspect windows allowing natural light to flow through.

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## **KITCHEN**

3.76 m x 2.87 m

Ample base and wall units in wood with complimentary work surface. White sink unit with drainer. Built in oven and hob with extractor hood above. Vinyl flooring. Artex ceiling with coving. Artex walls. Radiator. Power points. Door to downstairs bathroom. uPVC window to the side and door leading to exterior.

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## **DOWNSTAIRS BATHROOM**

3.25 m x 2.05 m

Bathroom comprises large double shower cubicle with wash hand basin and w.c fitted into vanity units. Panelled ceiling with sunken spotlights. Panelled walls. Vinyl flooring. Chrome wall mounted radiator. uPVC window with frosted glass to the rear.

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## **LANDING**

Artex ceiling. Emulsion walls with dado rail. Carpet flooring. Attic access with pull down ladder. Doors leading to two bedrooms. Built in storage cupboard housing hot water tank. uPVC window to the rear.

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## **BEDROOM 1**

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front allowing plenty of natural light.

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## **BEDROOM 2**

3.11 m x 2.99 m

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

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## **EXTERIOR**

Front - Steps leading to entrance door with front forecourt laid with decorative stones.

Rear - Concrete section with steps leading to enclosed low maintenance patio area and section laid with decorative stones.

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# EPC

## 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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