



**Phillip Street, Caegarw.
CF45 4BE**

**FOR SALE
£95,000**



- **TWO BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **DOWNSTAIRS BATHROOM**



2



1



1



Property Description

*** TWO BEDROOM IN POPULAR LOCATION ***

Mid terrace two bedroom property situated in the popular location of Caegarw, Mountain Ash.

The property is sold with vacant possession and no onward chain.

Mountain Ash town centre with it's shops, health centre, train station and hospital are merely a stones throw away and the local corner shop is on your doorstep.

Both primary and secondary schools close by together with local play fields making this an ideal family location.

The Taff Trail is a short walk away, ideal for those bike rides and dog walks.

Easy commute to Cardiff and the Heads of the Valley link roads as the A470 is few minutes drive away.

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

ENTRANCE HALL

2.12 m x 1.36 m

Entrance via a brown uPVC front door. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Doors leading to two built in storage cupboards, one housing the electric meter and fuse board together with the gas meter and the other ideal for hanging coats and storing hoover. Door to lounge.



LOUNGE

4.31 m x 3.94 m

Emulsion ceiling. Emulsion walls with dado rail. Carpet flooring. Radiator. Power points. Door to inner hallway. Stairs to first floor. uPVC window to the front.



INNER HALLWAY

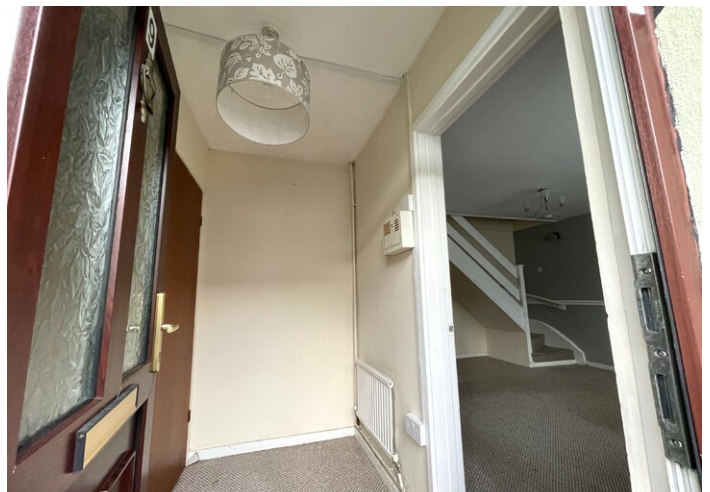
Radiator. Carpet flooring. Artex ceiling. Emulsion walls. Doors leading to downstairs bathroom and kitchen. uPVC door to exterior.



DOWNSTAIRS BATHROOM

2.21 m x 1.95 m

Three piece suite in white comprising bath with over head shower, w.c and wash hand basin. Artex ceiling. Tiled walls. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



KITCHEN

3.62 m x 3.34 m

Ample base and wall units in white with complimentary black work surface. Artex ceiling. Emulsion walls. Vinyl flooring. Radiator. Power points. Stainless steel sink unit. Plumbed for automatic washing machine. Dual aspect uPVC windows allowing in plenty of natural light.



LANDING

Artex ceiling. Emulsion walls. Carpet. Doors to two bedrooms. uPVC window to the rear.



BEDROOM 1

3.22 m x 2.93 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator Power points. Attic access. Door to built in storage cupboard housing combi boiler. uPVC window to the front.



BEDROOM 2

2.89 m x 3.62 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Two built in storage cupboards, one white shelving and the other ideal for hanging space. uPVC window to the front.



EXTERIOR

Concrete section with small storage shed. Pathway leading to patio area, a further section laid with artificial grass and an area for bistro table and chairs.







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<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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