



**London Street, Caegarw  
CF45 4BN**

**FOR SALE  
£115,000**



- **TWO BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **SOLD WITH NO ONWARD CHAIN**



**2**



**1**



**2**



## **Property Description**

**\*\* TWO BEDROOMS SOLD WITH NO ONWARD CHAIN \*\***

Home sweet home!

This charming two bedroom terrace house is a must see. The kitchen boasts integrated appliances making cooking a breeze. The spacious double bedrooms provide a cosy retreat and the two reception rooms offer endless possibilities for your lifestyle needs.

Situated in the popular area of Caegarw.

Local convenience store on your doorstep and a short stroll away from Mountain Ash town centre with it's further shops, GP surgery, and train station.

The A470 is a few minutes drive away providing easy access to Cardiff and the Heads of the Valley link roads.

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, 2nd reception room, kitchen, downstairs bathroom and two bedrooms.

## **ENTRANCE HALL**

Entrance via a white uPVC front door. Emulsion ceiling with coving. Emulsion walls. Tiled flooring. Door into lounge. Electric meter and fuse board.

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## **LOUNGE**

4.65 m x 4.29 m

Wooden fire surround with marble effect hearth housing coal effect electric fire. Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Laminate flooring. Radiator. Power points. Laminate flooring. Stairs to the first floor. Double doors leading to the kitchen and door leading to 2nd reception room. uPVC window to the front.

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## **2nd RECEPTION ROOM**

4.17 m x 2.15 m

Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Laminate flooring. Radiator. Power points. uPVC window to the front.

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## **KITCHEN**

4.12 m x 2.79 m

Ample base and wall units in cream wood with complimentary work surface. Integrated fridge/freezer and dishwasher. Vinyl flooring. Stainless steel sink unit. Built in hob and double oven. Emulsion ceiling with coving and sunken spot lights. Emulsion walls and tiles around work surface area. Radiator. Power points. Door to downstairs bathroom. uPVC window and door to the rear.

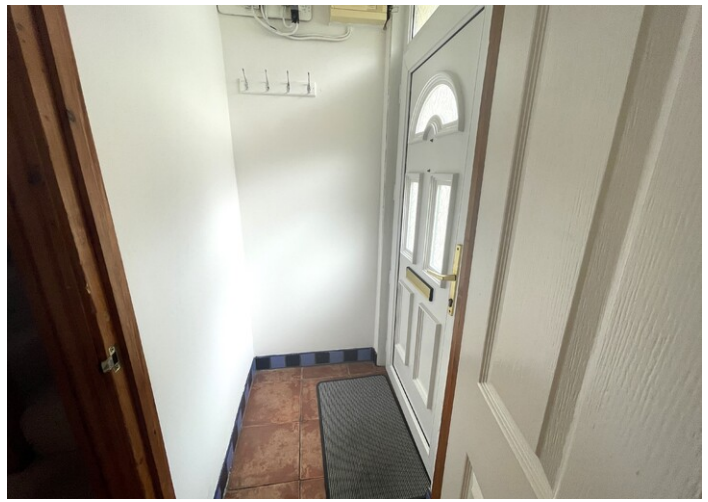


### **DOWNSTAIRS BATHROOM**

3.23 m x 1.96 m

Large shower cubicle with w.c and wash hand basin. Vanity unit with drawers and storage cupboard. Bi fold doors leading to cupboard housing combi boiler, power point and plumbed for automatic washing machine. Emulsion ceiling with coving. Tiled and panelled walls. Chrome wall mounted radiator. uPVC window with frosted glass to the rear.

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### **LANDING**

Emulsion ceiling. Emulsion walls with dado rail. Carpet flooring. uPVC window to the rear. Doors leading to two bedrooms.

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### **BEDROOM 1**

4.28 m x 3.53 m

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

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## **BEDROOM 2**

4.26 m x 2.24 m

Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Attic access. Double doors to built in storage cupboard with hanging space, radiator and shelving. uPVC window to the front.

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## **EXTERIOR**

Enclosed rear area laid with decorative stones and beautiful shrubs. Wooden storage shed.

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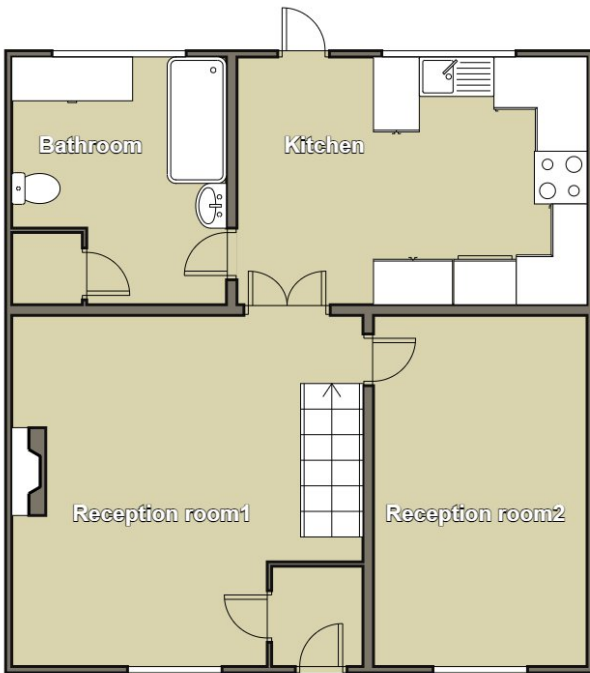




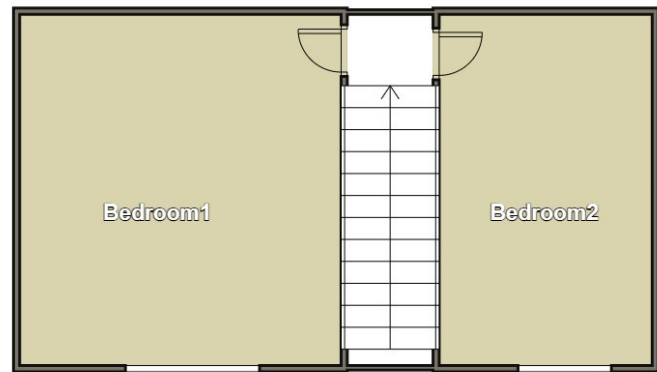
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN



Ground floor



First floor

### 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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