



**Duffryn Street, Mountain Ash.  
CF45 3HR**

**FOR SALE  
£145,000**



- **PRIME LOCATION**
- **SPACIOUS THREE BEDROOM**
- **RARE GARAGE AND WORKSHOP**



**3**



**2**



**1**



## **Property Description**

**\*\* THREE BEDROOMS WITH GARAGE TO THE REAR \*\***

A spacious 3-bedroom mid-terrace family home in Mountain Ash.

This well-presented property offers the ideal layout and location for a growing family. The ground floor features a generously sized kitchen and diner, perfect for family meals, with plenty of room for a dining table and chairs. There's also a convenient ground floor bathroom, adding to the practicality of the home.

Upstairs, you'll find a modern shower room along with a separate W.C., providing extra comfort for busy mornings. The three well-proportioned bedrooms offer ample space for each member of the family to enjoy.

The exterior of the property boasts a garage and workshop, fully equipped with electricity, making it a great space for storage, hobbies, or DIY projects.

Conveniently located just a short 5-minute walk from Mountain Ash town centre, you'll have easy access to local shops, the GP surgery, and the train station, offering excellent transport links. The home is also within close proximity to both primary and secondary schools, ensuring that the educational needs of your family are well catered for.

For leisure and outdoor activities, a local play/skate park is just around the corner, alongside spacious play fields and a swimming pool that opens during the summer months.

This lovely home combines comfort, space, and the convenience of a central location. Contact us today to arrange a viewing!

Accommodation: Entrance hall, lounge, kitchen/diner, downstairs bathroom, three bedrooms, upstairs shower room, upstairs separate w.c and garage to the rear.

## **ENTRANCE HALL**

Entrance via a brown uPVC front door. Emulsion ceiling and walls with dado rail. Tiled flooring. Radiator and power points. Door leading to lounge and stairs to first floor.

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## **LOUNGE**

6.09 m x 4.22 m

Feature fireplace housing coal effect fire. Emulsion ceiling and walls with dado rail. Laminate flooring. Two radiators and power points. Under stairs storage. Double doors leading to kitchen/dining room. uPVC window to the front.

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## **KITCHEN/DINER**

Ample base and wall units in wood with complimentary work surface. Built in oven and hob. Radiator and power points. Coloured sink unit. Emulsion ceiling with sunken spot lights. Emulsion walls with dado rail. Door to inner hallway. uPVC window to the rear and skylight allowing light to flow through.

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## **INNER HALLWAY**

Emulsion ceiling and walls with dado rail. Tiled flooring. Door to downstairs bathroom. Radiator. uPVC window to the rear.

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## **DOWNSTAIRS BATHROOM**

2.42 m x 1.49 m

White suite comprising bath with shower taps, w.c and wash hand basin. Emulsion ceiling. Tiled flooring. Panelled walls. Radiator. uPVC window to the rear.

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## **LANDING**

Emulsion ceiling and walls with dado rail. Doors leading to three bedrooms and upstairs w.c. Carpet flooring. Radiator.

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## **BEDROOM 1**

3.71 m x 2.62 m

Emulsion walls and ceiling with coving. Wood flooring. Radiator and power points. Mirrored fitted wardrobes. uPVC window to the front.

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## **BEDROOM 2**

3.33 m x 2.56 m

Emulsion walls and ceiling with coving. Wood flooring. Mirrored fitted wardrobes. Radiator and power points. uPVC window to the rear.

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## **BEDROOM 3**

3.45 m x 2.41 m

Emulsion walls and ceiling with coving. Radiator and power points. Laminate flooring. uPVC window to the side.

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## **UPSTAIRS SHOWER ROOM**

1.54 m x 0.77 m

Shower cubicle. Emulsion ceiling. Tiled walls. Non slip flooring.

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## **UPSTAIRS W.C**

1.56 m x 0.67 m

Separate W.C.. Emulsion ceiling. Emulsion and tiled walls. Non slip flooring.

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## **EXTERIOR**

Patio with raised border. Steps leading to concrete-block built garage and work shop.

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## **GARAGE / WORKSHOP**

5.58 m x 4.61 m

Wooden door leads to concrete-block built garage with sheet roof. Roller shutter doors allow for off-road parking with access from rear lane. Space for 1 car and ample room for workshop. Power points. 2x uPVC windows to front, facing rear of the house. Door to rear lane.

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# EPC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	69
(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.

## Data Protection Act 1998

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