



**Campbell Terrace, Caegarw.  
CF45 4AE**

**FOR SALE  
£190,000**



- **SEMI DETACHED**
- **THREE BEDROOMS**
- **HIGHLY SOUGHT AFTER LOCATION**



3



1



2



## **Property Description**

**\*\* SEMI DETACHED WITH GARAGE TO THE REAR \*\***

T Samuel Estate agents present a semi detached property situated in a highly sought after location, this residence exudes potential for transformation into an ideal family home.

While in need of updating, this property offers ample space and a canvas ready for your vision to create comfortable and stylish living environment.

Low maintenance exterior with garage to the rear.

Don't miss this opportunity to craft your dream home in this desirable location.

Short walking distance to Mountain Ash town centre with it's shops, GP surgery, hospital and train station. Both primary and secondary schools together with local sports fields and play parks also within walking distance.

Accommodation: Entrance hall, lounge, reception room 2, kitchen, lean to, downstairs w.c, utility room. upstairs bathroom and three bedrooms.

## **ENTRANCE HALL**

Entrance via a composite front door. Wallpaper walls and ceiling. Laminate flooring. Electric meter and fuse board. Under stair storage. Doors to two reception rooms. Stairs to first floor. Radiator. Power points.

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## **LOUNGE**

7.58 m x 3.54 m

Cured glass wall mounted pebble effect electric fire. Artex ceiling. Wallpaper walls. Carpet flooring. Three radiators. Power points. Frosted glass window to the lean to. uPVC bay window to the front.

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## **RECEPTION ROOM 2**

4.79 m x 3.42 m

Wooden fire surround with electric stove. Artex ceiling. Wallpaper walls. Laminate flooring. Radiator. Power points. Entrance to the kitchen. Two wooden frame windows and door into lean to.

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## **KITCHEN**

3.07 m x 1.88 m

Base and wall units wood with complimentary work surface. Built in hob with extractor hood above. Tall cupboard housing oven. Stainless steel sink unit. Emulsion ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. uPVC window to the rear.

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### **LEAN TO**

3.74 m x 2.17 m

Perspex roof. Emulsion walls. Vinyl flooring. Doors leading to utility room and w.c. uPVC doors leading to the front and rear.

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### **W.C**

White w.c. Vinyl flooring. Emulsion ceiling and panelled walls.

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### **UTILITY ROOM**

Emulsion walls and ceiling. Vinyl flooring. Plumbed for automatic washing machine. Wash hand basin. Power points. Stained glass window to the side.

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### **LANDING**

Wallpaper walls and ceiling. Carpet flooring. Attic access. Built in storage cupboard housing combi boiler. Doors leading to upstairs bathroom and three bedrooms.

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### **UPSTAIRS BATHROOM**

2.19 m x 1.50 m

Three piece suite comprising bath with shower over head, w.c and wash hand basin. Chrome radiator. Emulsion ceiling. Tiled walls. Vinyl flooring. uPVC window to the side with frosted glass.

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### **BEDROOM 1**

4.29 m x 3.99 m

Measurements taken to fitted wardrobes. Artex ceiling. Wallpaper walls. Laminate flooring. Radiator. Power points. Two uPVC windows to the front, one being a bay window.

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### **BEDROOM 2**

3.48 m x 3.14 m

Emulsion ceiling. Wallpaper walls. Laminate flooring. Radiator. Power points. Two uPVC windows to the side.

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### **BEDROOM 3**

3.48 m x 2.50 m

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

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### **EXTERIOR**

Front - Front forecourt laid with patio stones. Wrought iron railing and gate.

Rear - Concrete path with steps leading to enclosed patio area. Rear lane access. Garage with wooden doors providing off road parking.

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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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