



T Samuel Estate Agents

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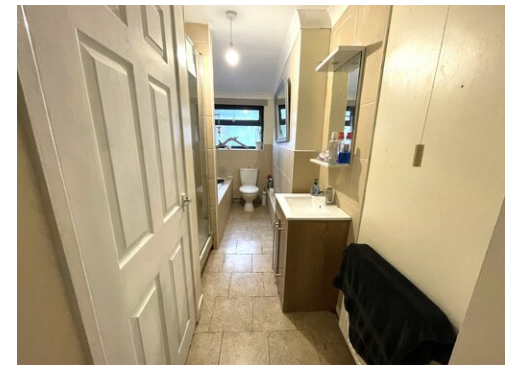
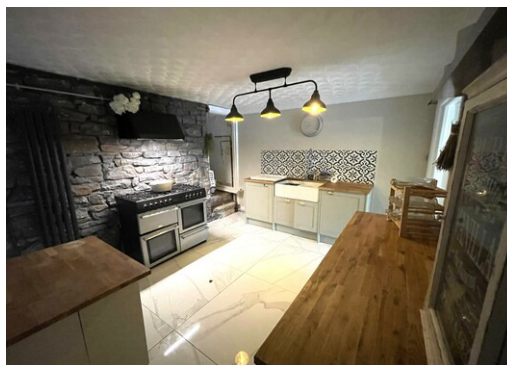
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Arnold Street, Caegarw
CF45 4LF

FOR SALE
£135,000



- **3 BEDROOMS**
- **THREE STOREY HOUSE**
- **CLOSE TO TOWN CENTRE**



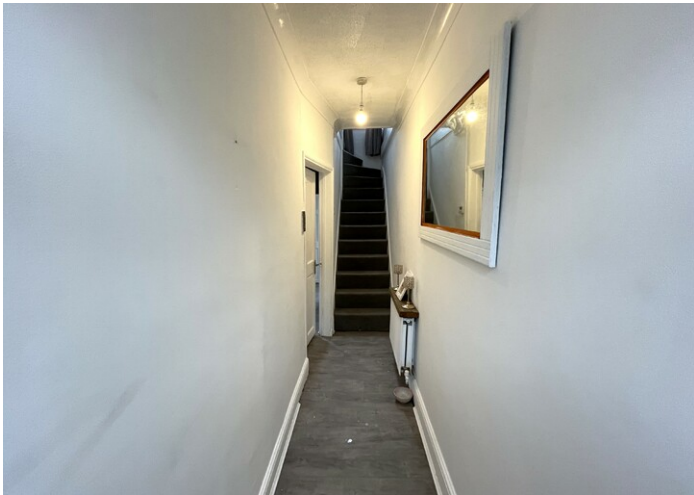
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Property Description

T Samuel Estate Agents are pleased to bring to the market this 3 bedroom, 3 storey property situated in the popular location of Caegarw.

Primary school on your doorstep and local convenience store a few minutes walk away.

Mountain Ash Town centre is a stones throw away with further shops, health centre, local hospital and train station.

Local play fields, indoor bowls centre and secondary school all within walking distance.

The A470 is a short drive away providing easy access to Cardiff and the Heads of the valley link roads.

Accommodation: Entrance hall, lounge, basement kitchen, basement bathroom and three bedrooms.

ENTRANCE HALL

3.78 m x 1.09 m

Entrance via a uPVC front door. Laminate flooring. Artex ceiling coving. Emulsion walls. Radiator. Stairs to the first floor and door to lounge.

LOUNGE

6.40 m x 3.63 m

Emulsion ceiling. Emulsion walls with decorative panelling. Laminate flooring. Two radiators. Power points. Stairs to basement floor. uPVC windows to both front and rear allowing in plenty of natural light.

STAIRS TO BASEMENT

Emulsion and wallpaper walls. Artex ceiling. uPVC window to the rear.



KITCHEN

3.76 m x 3.38 m

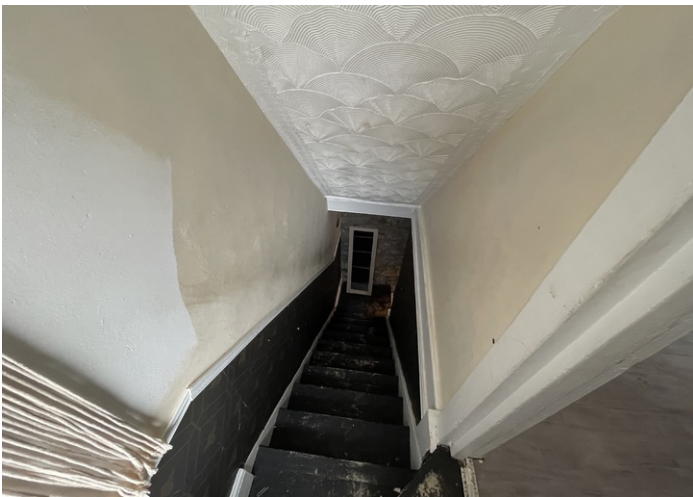
A lovely feature of the kitchen is the exposed original stone wall. Base units in grey with complimentary wooden work surface. Belfast sink unit. Range cooker to remain. Artex ceiling with coving. Emulsion walls. Tiled flooring. Under stairs storage and a further walk in storage area. Modern vertical grey radiator. Walkway to downstairs bathroom and open entrance to dining/utility area.



DINING/UTILITY AREA

3.63 m x 2.46 m

Multi functional area which is currently used as a utility room however could also be used for many other purposes. Emulsion ceiling with coving. Emulsion walls. Tiled flooring. Wall mounted boiler. Sliding patio doors to the exterior.



DOWNSTAIRS BATHROOM

4.28 m x 1.83 m

Three piece suite comprising bath, w.c and wash hand basin with vanity unit. Separate shower cubicle. Door to storage cupboard. Emulsion ceiling with coving. Part emulsion and tiled walls. Tiled flooring. Radiator. uPVC window to the rear with frosted glass.



LANDING

Emulsion walls and ceiling. Carpet flooring. Door leading to three bedrooms and storage cupboard. Attic access. uPVC window to the rear.



BEDROOM 1

3.44 m x 2.50 m

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

BEDROOM 2

2.93 m x 2.86 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.



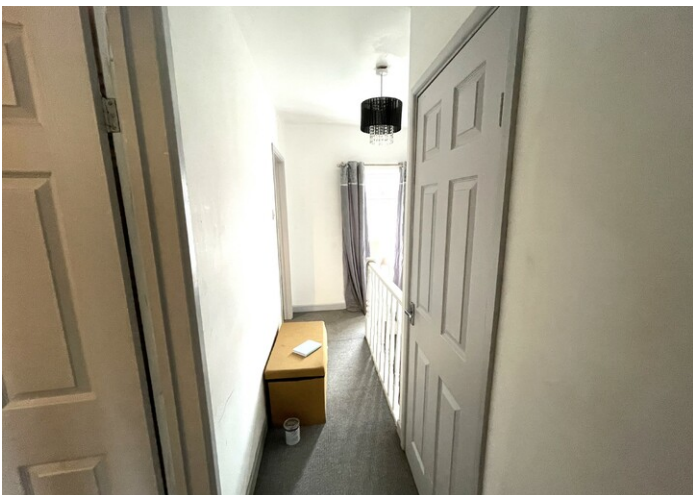
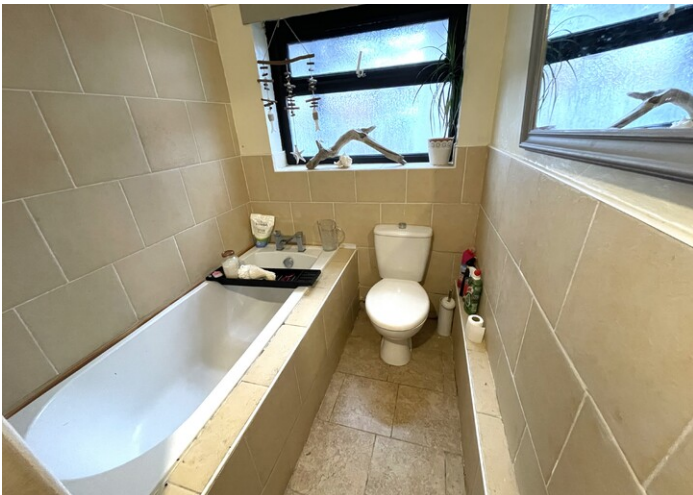
BEDROOM 3

2.59 m x 2.25 m

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

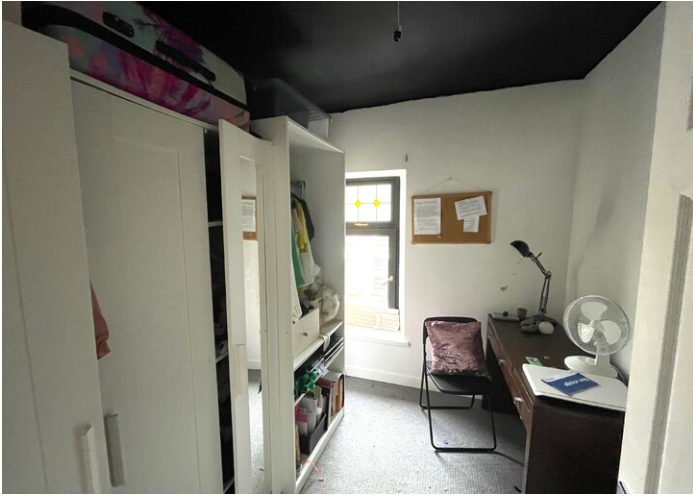
EXTERIOR

Decked area covered with wooden pergola and perspex roof. Wooden summer house. approx 4.5 m x 3.5 with electric and could have multiple uses such as a gym or man cave. Views of the local mountain side.



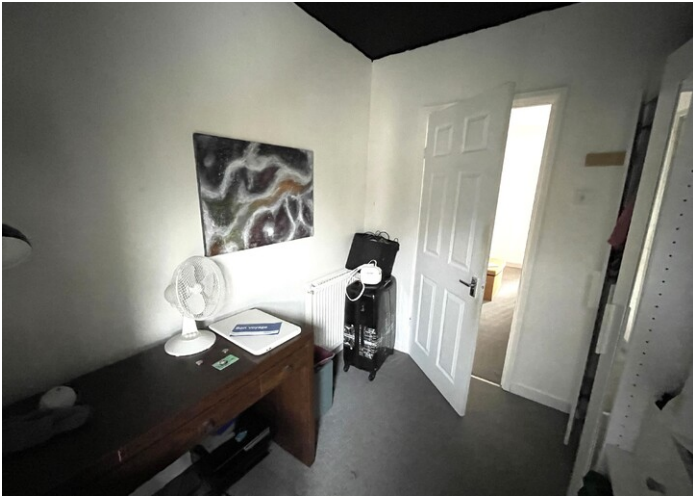






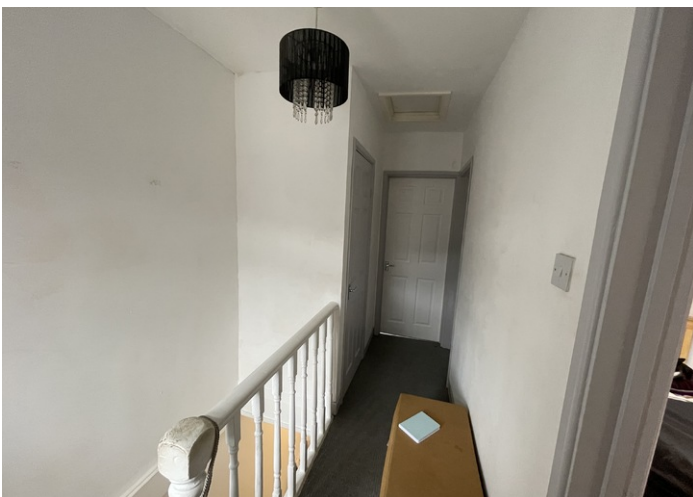
Misdescriptions Act 1991

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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN