



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



**Alexandra Terrace, Mountain Ash
CF45 4LE**

**FOR SALE
£155,000**



- **LOG BURNER**
- **3 BEDROOMS**
- **ATTIC SPACE**



3



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1



Property Description

ENTRANCE HALL

1.90 m x 1.00 m

Entrance via oak coloured uPVC door. Emulsion ceiling. Emulsion wall and one wallpapered as a feature. Tiled flooring. Radiator. Electric meter and fuse board. Door leading to lounge/diner.



LOUNGE/DINER

7.40 m x 4.50 m

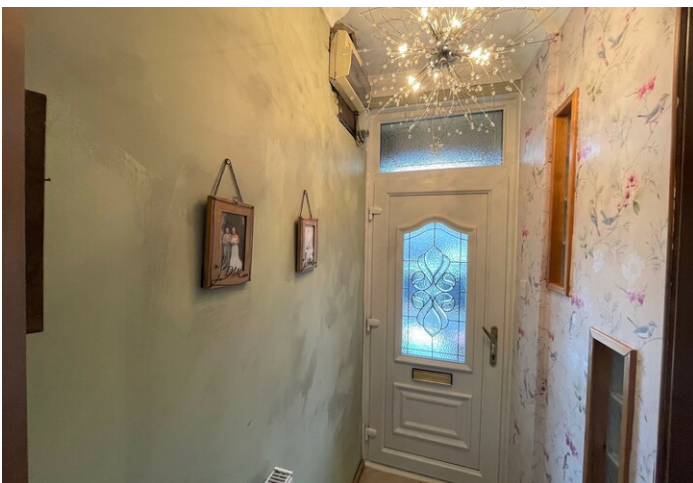
A large open plan living area with bay window to the front providing views of the local mountain side. Log burner situated on tile hearth, ideal for those cosy wintry evenings. Emulsion ceiling with coving. Emulsion walls with one wallpapered as feature. Laminate flooring. Three radiators. Power points. Stairs to the first floor. Door leading to kitchen. uPVC French doors leading to the rear.



KITCHEN

5.50 m x 2.70 m

Lots of storage space in this kitchen with base and wall units in red glass and complimentary chrome handles. Black work surface. Flavel range cooker with extractor chimney above. Sink unit. Wall mounted radiator. Power points. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Tiled floor. Wall mounted combi boiler. Plumbed for automatic washing machine and dish washer. Door to downstairs w.c. uPVC window to the side and rear with uPVC door leading to the side.



LANDING

Emulsion ceiling with coving. Emulsion



UPSTAIRS FAMILY BATHROOM

3.20 m x 3.20 m

Good size family bathroom with roll top bath, separate walk in shower, w.c and wash hand basin. Emulsion ceiling with sunken spotlights. Tiled walls and floor. Wall mounted radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.50 m x 3.00 m

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



BEDROOM 2

4.40 m x 2.70 m

uPVC bay window to the front providing views of the local mountain side. Emulsion ceiling with coving. Emulsion walls and with one wallpapered as a feature. Laminate flooring. Radiator. Power points.



BEDROOM 3

2.60 m x 2.10 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



ATTIC SPACE

4.60 m x 4.20 m

Emulsion ceiling with sunken spotlights. Carpet flooring. Emulsion walls with one wallpapered as a feature. Radiator. Power points. Under eaves storage. Velux window tot he front.



EXTERIOR

Front - steps leading to front patio area and door to enter property.

Rear - Patio area with steps leading to decked section. Rear lane access.









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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

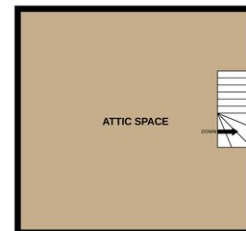
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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