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T. SAMUEL
ESTATE AGENTS

High Street, Mountain Ash. CF45 3PE

FOR SALE
£99,995

- **2 BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **DOWNSTAIRS BATHROOM**

2   1   2

Property Description

** TWO BEDROOM DOUBLE FRONTED **

T Samuel Estate Agents are pleased to market this 2 bedroom, double fronted property situated in Mountain Ash.

Ideal first time buy or investment.

The property benefits from a newly fitted kitchen.

Mountain Ash town centre with it's shops, GP surgery, hospital and train station are on your doorstep.

Local play/skate parks together with schools are within walking distance making this an ideal family location.

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

Accommodation: Hallway, two reception rooms, kitchen, downstairs bathroom and two bedrooms.

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ENTRANCE HALL

Entrance via a brown uPVC front door. Laminate flooring. Artex ceiling. Emulsion walls. Doors to two reception rooms and under stairs storage.

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RECEPTION ROOM 1

4.40 m x 2.84 m

Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Marble effect fireplace with hearth housing coal effect fire. Entrance to inner hallway. uPVC window to the front.

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RECEPTION ROOM 2

4.31 m x 2.19 m

Artex ceiling. Emulsion walls with one feature wallpaper. Carpet flooring. Radiator. Power points. uPVC window to the front.

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INNER HALLWAY

Emulsion walls. Artex ceiling. Stairs to first floor. Entrance to kitchen.

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KITCHEN
5.38 m x 3.07 m

Ample base and wall units in light grey with complimentary wooden work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in double oven and hob with extractor hood above. Door to downstairs bathroom. Artex ceiling. Emulsion walls with tiles around work surface. Laminate flooring. Radiator. Power points. uPVC window and door to the rear.

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DOWNSTAIRS BATHROOM
3.11 m x 2.05 m

Three piece suite in white comprising bath, w.c and wash hand basin. Separate shower cubicle. Tiled floor. Artex ceiling. Tiled walls. Radiator. uPVC window to the side with frosted glass.

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LANDING

Carpet flooring. Doors to two bedrooms. Emulsion walls. Artex ceiling.

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BEDROOM 1
4.43 m x 2.87 m

Double doors to built in wardrobe space. Cupboard housing come boiler. Built in cupboard which could be used as storage or converted into a upstairs w.c. Artex ceiling. Emulsion walls. Caret flooring. Radiator. Power points. uPVC window to the front.

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BEDROOM 2
4.51 m x 2.19 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Double doors to built in wardrobe space. uPVC window to the front.

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EXTERIOR

Enclosed L shaped garen. Concrete section with small steps leading to lawn area.

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EPC

Energy Efficiency Rating

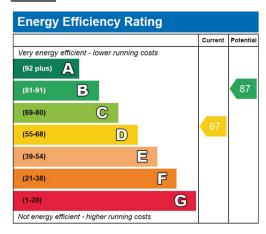|	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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