



**High Street, Mountain Ash.
CF45 3PB**

**FOR SALE
£110,000**



- **THREE BEDROOMS**
- **TOWN CENTRE LOCATION**
- **SOLD WITH NO ONWARD CHAIN**



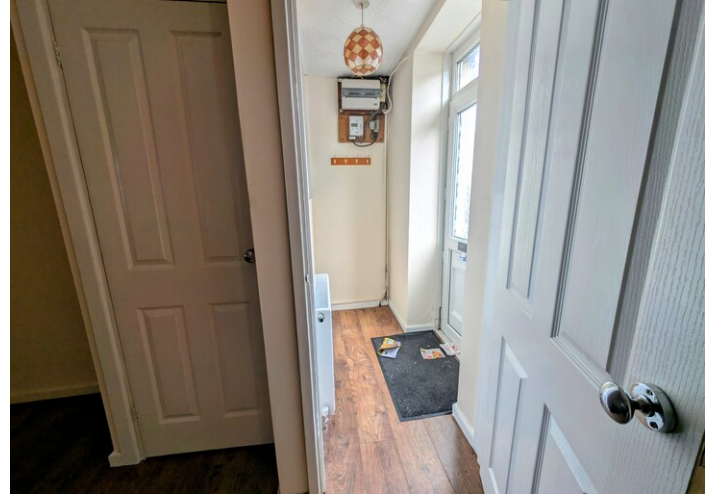
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Property Description

*** THREE BEDROOM WITH NO ONWARD CHAIN ***

T Samuel Estate Agents are pleased to bring to the market this three bedroom terraced property situated in the town centre of Mountain Ash.

Sold with vacant possession and no onward chain.

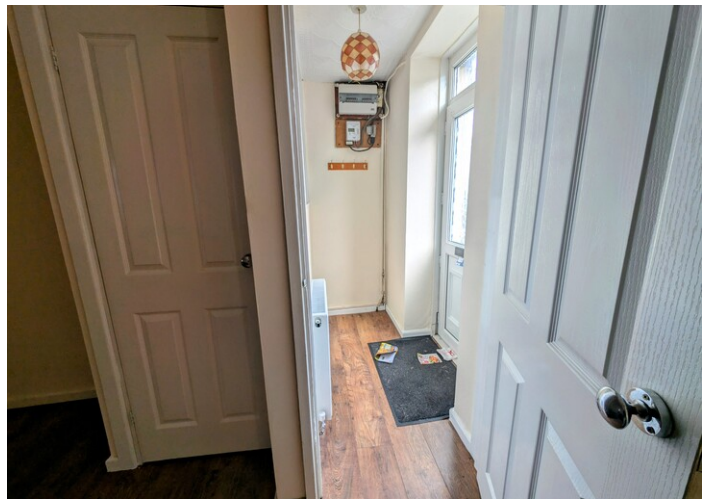
Would make an ideal first time buy or investment property.

The property has recently been decorated and include new carpets.

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

ENTRANCE HALL

Entrance via a white uPVC front door. Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Electric meter and fuse board. Door to lounge.



LOUNGE

4.54 m x 4.23 m

Emulsion ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Doors leading to under stairs storage, stairs to first floor and kitchen. Two uPVC windows tot he front allowing in plenty of natural light.



KITCHEN

3.66 m x 2.71 m

Ample base and wall units in wood effect with complimentary black work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Laminate flooring. Radiator. Power points. Door to inner hallway. uPVC window to the rear.



INNER HALLWAY

Artex ceiling with coving. Emulsion walls. Vinyl flooring. Radiator. Power points. Door to downstairs bathroom. uPVC door to the rear.



DOWNSTAIRS BATHROOM

2.44 m x 1.64 m

Three piece suite in white comprising bath with mixer shower taps, w.c and wash hand basin. Radiator. Artex ceiling with coving. Emulsion walls with tiles around splash back areas. Vinyl flooring. uPVC window with frosted glass to the rear.



LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Doors leading to three bedrooms.



BEDROOM 1

4.19 m x 2.82 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.66 m x 1.66 m

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



BEDROOM 3

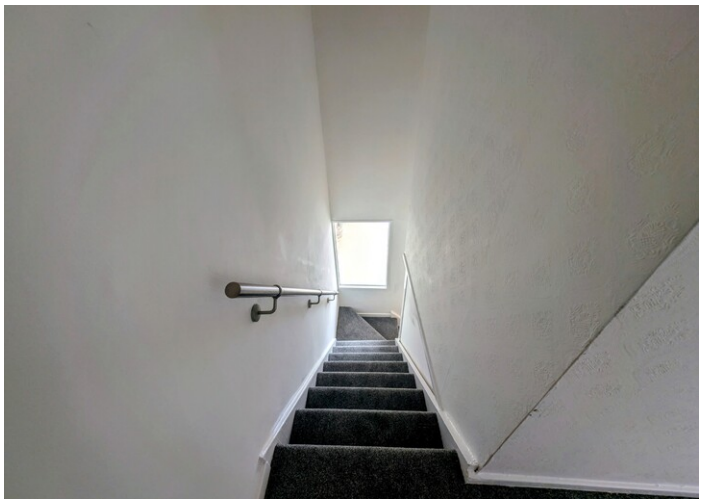
3.43 m x 2.85 m

L shape room. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Wall mounted combi boiler. uPVC window to the front.

EXTERIOR

Small enclosed rear garden in need of TLC.







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.

Data Protection Act 1998

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