



**Dilwyn Street, Mountain Ash.
CF45 3YG**

**FOR SALE
£69,950**



- **TWO BEDROOMS**
- **UPSTAIRS BATHROOM**
- **IN NEED OF UPDATING**



2



1



1



Property Description

**** TWO BEDROOMS IN NEED OF UPDATING ****

Two bedroom terraced house awaiting your personal touch.

This property offers a great opportunity for renovation and customisation to create your dream home.

With some upgrading, this cosy residence has the potential to shine bright and become a comfortable haven tailored to your taste and preferences.

Walking distance to the village of Penrhiwceiber with it's local shops, primary schools, GP surgery and train station.

Sold with vacant possession and no onward chain.

The recently built link road is a short drive away providing easy access to the A470.

Accommodation: Entrance hall, lounge, kitchen, two bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via an aluminium front door. Artex ceiling. Wallpaper walls. Laminate flooring. Radiator. Stairs to the first floor. Door to lounge.



LOUNGE

6.22 m x 3.40 m

Decorative stone fireplace housing coal effect fire. Artex ceiling. Wallpaper walls. Laminate flooring. Two radiators. Power points. Under stairs storage. Door to kitchen. Glass window into kitchen. uPVC window to the front.



KITCHEN

3.55 m x 2.02 m

Base and wall units in wood with complimentary work surface. Stainless steel sink unit. Built in oven and hob. Plumbed for automatic washing machine and dish washer. Artex ceiling. Wood panelled walls with tiles around work surface. Tiled flooring. uPVC window and door to the rear.



LANDING

Artex ceiling with coving. Wallpaper walls. Attic access. Carpet flooring. Power points. Doors to two bedrooms and upstairs bathroom. uPVC window to the rear.



UPSTAIRS BATHROOM

2.88 m x 2.76 m

Three piece suite comprising bath with mixer shower taps, w.c and wash hand basin. Artex ceiling. Tiled walls. Vinyl flooring. Radiator. Cupboard housing combi boiler. uPVC window to the rear.



BEDROOM 1

3.74 m x 2.37 m

Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Carpet flooring. Radiator. Power points. uPVC window to the front.



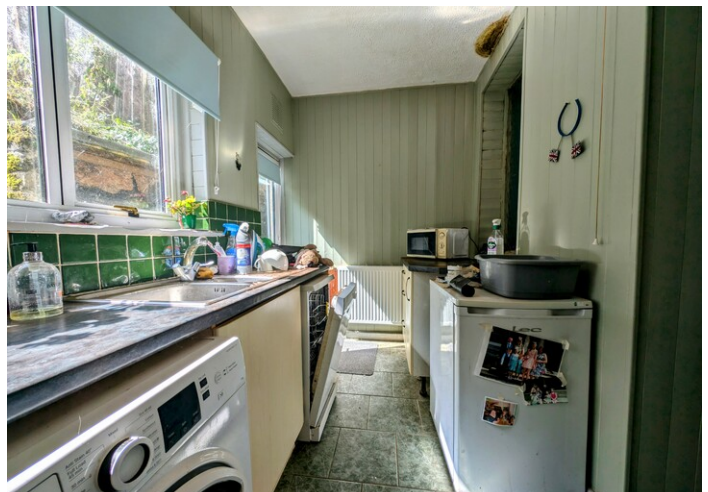
BEDROOM 2

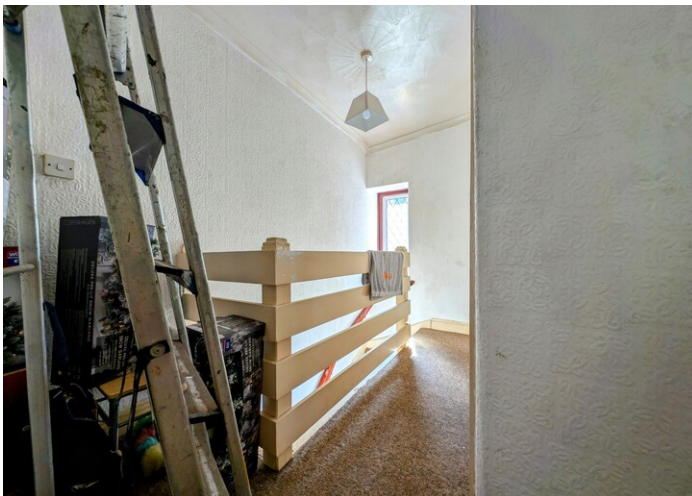
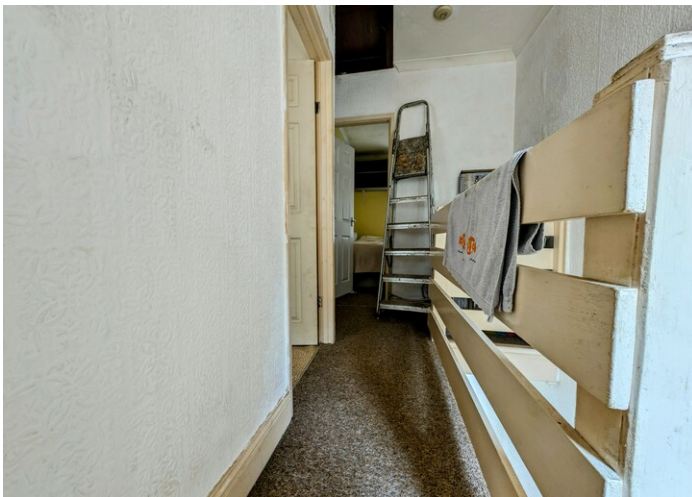
Artex ceiling with coving. Emulsion walls with one wallpapered as a feature. Carpet flooring. Radiator. Power points. uPVC window to the front.



EXTERIOR

Steps leading to 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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