



**Clarence Street, Miskin,
Mountain Ash. CF45 3BB**

FOR SALE
£145,000



- **DOWNSTAIRS WETROOM**
- **UPSTAIRS BATHROOM**
- **MODERN WITH TRADITIONAL CHARM**



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Property Description

Introducing this charming three-bedroom mid-terrace home, perfectly blending modern convenience with traditional decorative elements. The welcoming entrance hall features a composite front door and stylish paneling. The spacious lounge boasts a wooden fire surround with an original-looking fireplace, creating a lovely focal point.

The well-appointed kitchen offers sleek white gloss units, a wooden work surface, and a large range cooker, with access to a convenient utility room. A contemporary wet room is also located on the ground floor, featuring a wall-mounted shower and stylish finishes.

Upstairs, you'll find three comfortable bedrooms and a family bathroom with a classic roll-top bath.

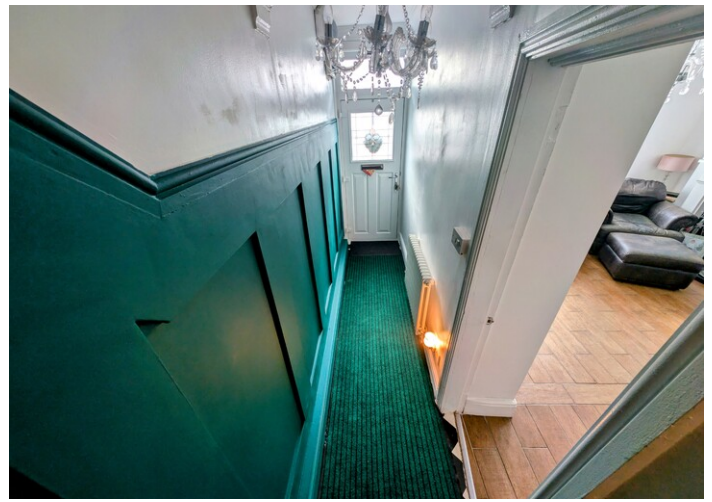
This property is ideally located within walking distance of local shops, and Mountain Ash town center with its further shops, GP surgery and train station. Just a short stroll away from the local play/skate park, as well as primary schools.

This home is perfect for families seeking a blend of modern living and traditional charm in a convenient location.

Accommodation: Entrance hall, lounge, downstairs wet room, kitchen, utility room, three bedrooms and upstairs family bathroom.

ENTRANCE HALL

The entrance hall is accessed from the front forecourt through a composite front door, offering a welcoming first impression. The walls feature a combination of emulsion and shaker-style paneling, while the ceiling is finished in emulsion with coving. The floor is currently laid with vinyl, though the vendor has informed us that the original tiled flooring lies beneath, providing an opportunity for restoration. A traditional-style radiator ensures warmth, and the space is equipped with power points for convenience. Stairs to the first floor and entrance leading into the lounge.



LOUNGE

6.27 m x 3.67 m

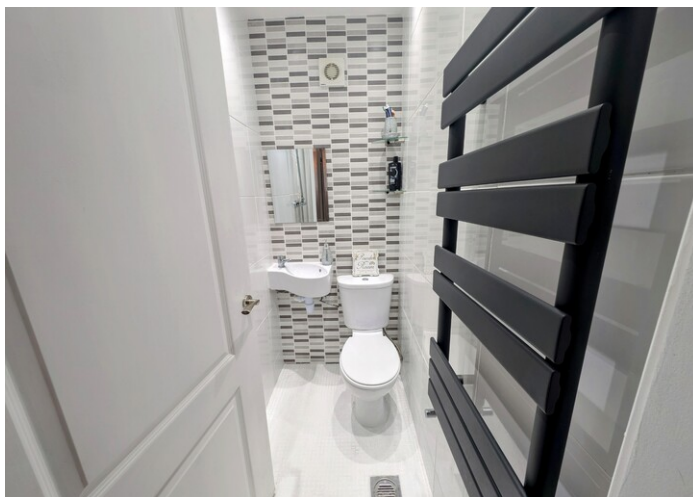
The lounge features an emulsion finished ceiling with decorative coving and charming ceiling rose, enhancing the room's character. The walls are also emulsion-painted, creating a light and airy feel. The flooring consists of tiles, offering both practicality and style. Two traditional-style radiators provide warmth, while the under-stairs storage adds a functional element. A wooden fire surround frames the original looking fireplace, serving as an attractive focal point. There is access to the kitchen and downstairs wet room through a separate door, and a uPVC window to the front allows plenty of natural light to fill the room.



DOWNSTAIRS WET ROOM

1.73 m x 0.96 m

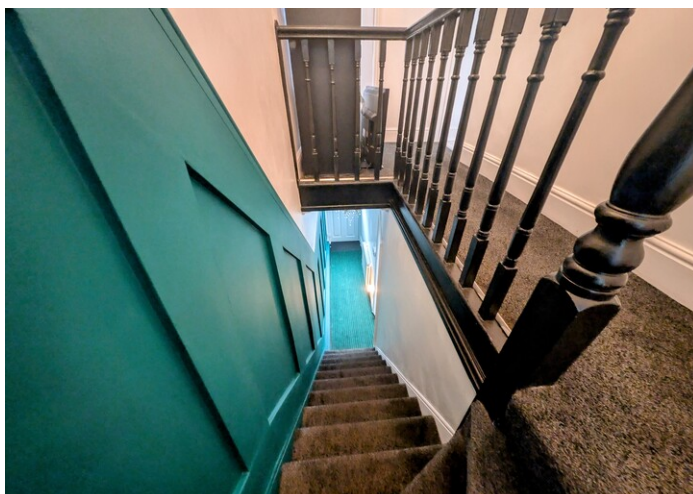
The downstairs wet room is equipped with a wall-mounted shower, a W.C., and a wash hand basin for convenience. The ceiling is finished with emulsion and features modern sunken spotlights, providing a sleek and clean look. The walls and floor are fully tiled for ease of maintenance and durability. A flat bathroom radiator completes the room, ensuring warmth and comfort in this contemporary wet room space.



KITCHEN

3.66 m x 2.55 m

The kitchen boasts a sleek design with white gloss wall and base units, complemented by a wooden work surface. A fitted wine fridge adds a touch of luxury, while the white sink unit provides functionality. The centerpiece is a large range cooker with an extractor hood above, ideal for cooking enthusiasts. The emulsion ceiling features coving, and the emulsion-painted walls are partially tiled around the work surface, with one wall adorned in a traditional brick-effect tile for added character. There's a door leading to the utility room, and ample power points are provided throughout. A wall-mounted traditional-style radiator ensures warmth, and uPVC French doors at the rear open to the outside, bringing in plenty of natural light.



UTILITY ROOM

The utility room features emulsion walls and ceiling, creating a clean and bright space. The tiled flooring offers practicality and durability. Equipped with power points and plumbing for an automatic washing machine, the room is well-suited for laundry tasks. A uPVC window to the rear, accented with stained glass, adds a touch of charm and character to the space.



LANDING

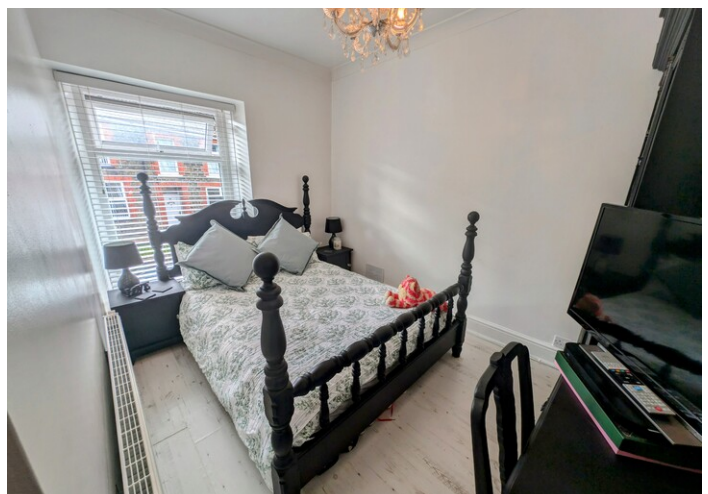
Emulsion ceiling with coving, along with emulsion walls for a smooth and cohesive look. Carpeted flooring adds comfort and warmth underfoot. Doors lead off the landing to three bedrooms and the upstairs bathroom.



UPSTAIRS BATHROOM

3.27 m x 1.87 m

The upstairs bathroom is fitted with a classic white suite, including a roll-top bath, W.C., and wash hand basin, all enhancing its timeless appeal. A traditional-style radiator provides warmth and complements the bathroom's character. The walls and ceiling are finished in emulsion, while the floor is laid with vinyl for easy maintenance. A built-in cupboard houses the combi boiler, offering practical storage space. A uPVC window with frosted glass at the rear ensures both natural light and privacy.



BEDROOM 1

3.30 m x 3.13 m

Emulsion ceiling with coving, creating a clean and refined look that continues with emulsion walls. The room is finished with durable laminate flooring, offering a modern touch. Radiator and power points . uPVC window to the front allows natural light to brighten the space.



BEDROOM 2

3.15 m x 2.98 m

Emulsion ceiling with coving and emulsion walls for a fresh and neutral finish. The room is fitted with laminate flooring, providing a sleek and easy-to-maintain surface. Radiator and power points. uPVC window to the rear allows natural light to flow in.



BEDROOM 3

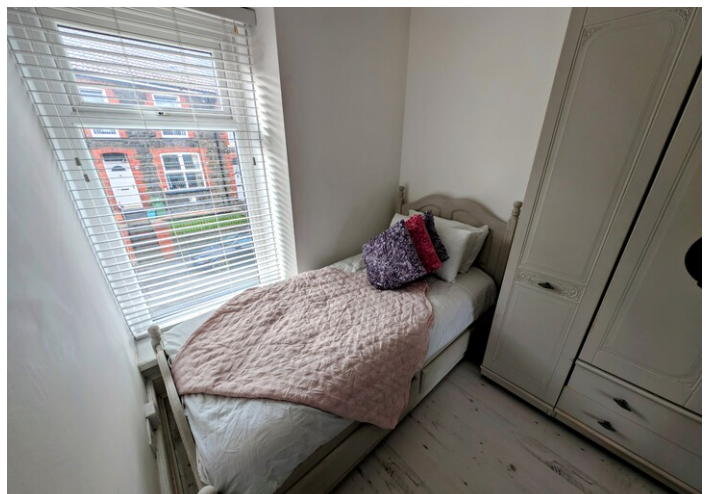
2.25 m x 1.35 m

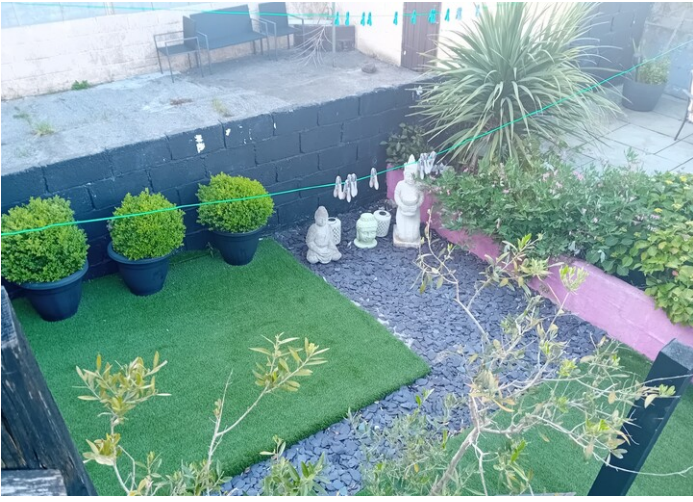
Emulsion ceiling with coving and emulsion walls, offering a clean and uniform appearance. The laminate flooring adds a modern touch, while a radiator ensures warmth. Power points. Access to the attic, providing extra storage. uPVC window to the front allows for natural light, making the room feel bright and welcoming



EXTERIOR

Steps leading down to enclosed garden laid with artificial lawn and patio area with mature shrubs. Ideal to sit and have your morning coffee.





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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