



# T Samuel Estate Agents

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**Napier Street, Mountain Ash  
CF45 3HW**

**FOR SALE  
£66,500**



- **2 BEDROOMS**
- **DOWNSTAIRS W.C.**
- **UPSTAIRS BATHROOM**



2



1



1



## Property Description

\*\*\* TWO BEDROOM COSY HIDEAWAY \*\*\*

We are pleased to offer for sale this charming, 2 bedroom terraced property offering a perfect cosy hideaway.

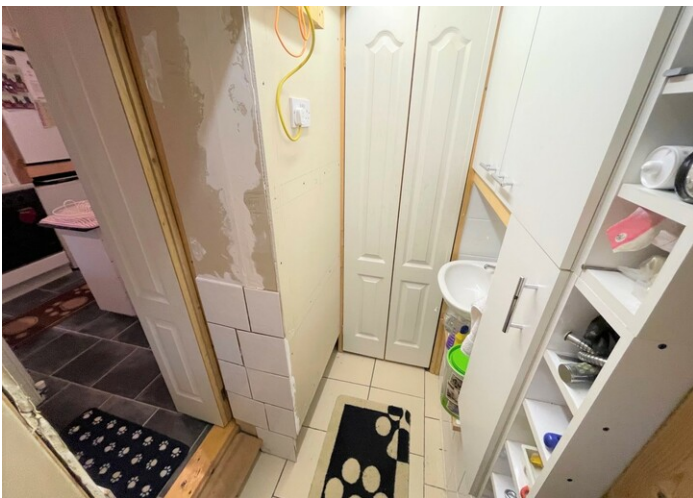
Despite it's size it's packed with charm and has a warm and inviting atmosphere.

It's the perfect place to create a cosy retreat and enjoy a simpler way of living.

Village location with shops, health centre, hospital and train station on your doorstep,.

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

Accommodation: Entrance hall, lounge, kitchen, utility room, downstairs w.c, upstairs bathroom and two bedrooms.



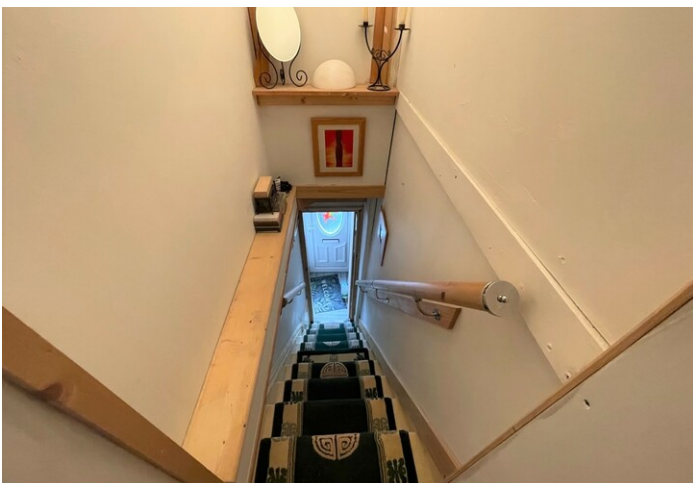
### ENTRANCE HALL

Entrance via a white uPVC front door. Artex ceiling and walls. Laminate flooring. Power points. Door leading to stairs for first floor. Electric meter and fuse board. Double doors leading to lounge.

### LOUNGE

3.47 m x 3.32 m

Artex ceiling and walls. Laminate flooring. Power points. Double doors leading to kitchen. Door to under stairs storage. uPVC window to the front.





## KITCHEN

2.66 m x 2.44 m

Base and wall units with complimentary work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in oven and hob with extractor hood. Plasterboard ceiling. Tiled and tongue and groove walls. Laminate flooring. Power points. Entrance to utility area. Wooden window to the rear.



## UTILITY ROOM

Plasterboard ceiling. Plasterboard and tongue and groove walls. Tiled flooring. Wash hand basin with wall storage units. Bi fold doors leading to w.c. uPVC door to the rear.

## DOWNSTAIRS W.C

W.c. Plasterboard ceiling. Half tiled walls. Wooden floor.



## LANDING

Emulsion ceiling. Panelled and emulsion walls. Laminate flooring. Doors to upstairs bathroom and two bedrooms.

## UPSTAIRS BATHROOM

2.76 m x 1.61 m

Three piece suite in white comprising bath with shower over head, w.c and wash hand basin with vanity unit. Tongue and groove ceiling. Tongue and groove walls. uPVC window to the rear.





### BEDROOM 1

3.54 m x 2.72 m

Emulsion walls and ceiling. Laminate flooring. Power points. Two built in wardrobes with double doors. Attic access. uPVC window to the front.



### BEDROOM 2

2.60 m x 2.41 m

Emulsion walls and ceiling. Laminate flooring. Power points. uPVC window to the rear.







#### 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.

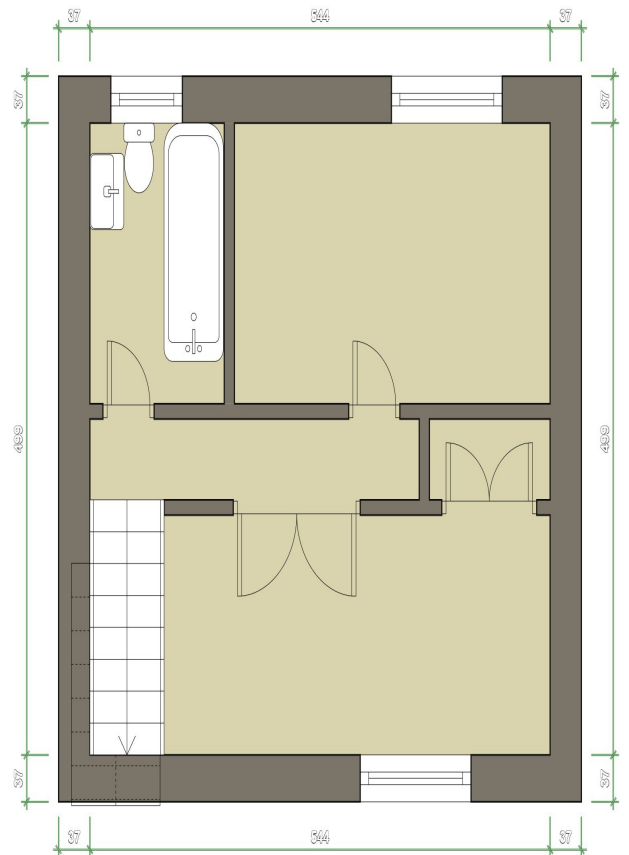
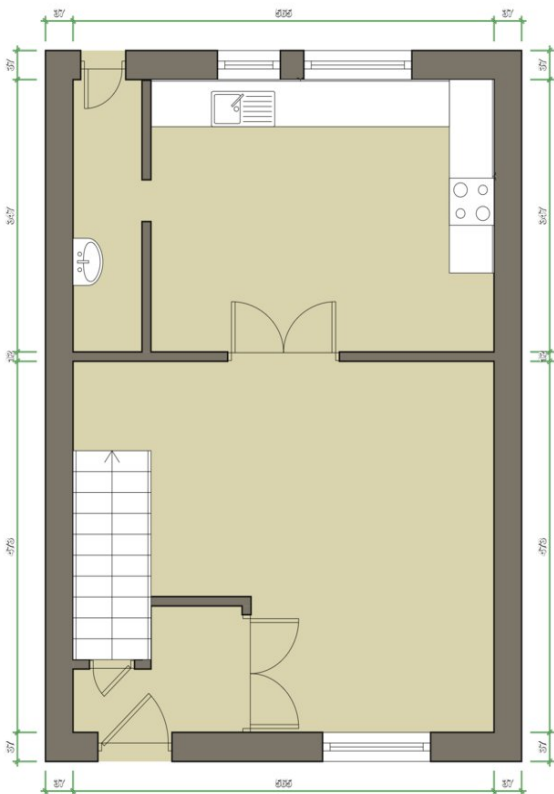
#### Data Protection Act 1998

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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	23	
Not energy efficient - higher running costs			

# FLOORPLAN



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