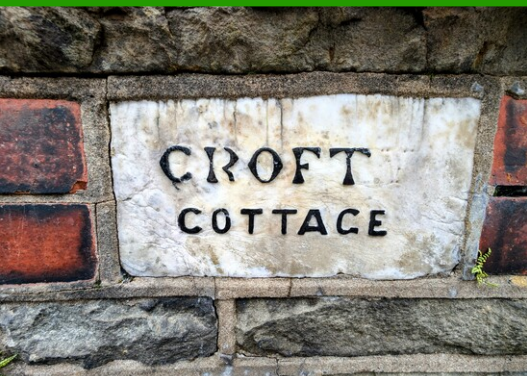




**Beckett Street, Caegarw,
Mountain Ash. CF45 4AW**

**FOR SALE
£185,000**



- **3 BEDROOMS**
- **VERY SPACIOUS THROUGHOUT**
- **POPULAR RESIDENTIAL AREA**



3



1



2



Property Description

T Samuel Estate Agents brings to market this spacious 3 bedroom forecourt front terraced property in Beckett Street, Caegarw, Mountain Ash.

A spacious 3 bedroom terraced property featuring a generous living room, dining room, kitchen, and a storage room with stylish herringbone-patterned vinyl flooring. Making a perfect family home.

Comprises:

Porch. Entrance hallway. Spacious living room. Dining room. Kitchen & storage room on the ground floor. First floor: Split landing leading to 3 bedrooms, bathroom and storage cupboard. We are informed that there is a large attic space that has the potential for conversion subject to planning permission. Forecourt front garden which is paved and has wooden fence and gate. Views over the local mountain side to the right. Paved garden to the rear of the property.

We highly recommend to view this property.

Porch

1.04 m x 0.97 m

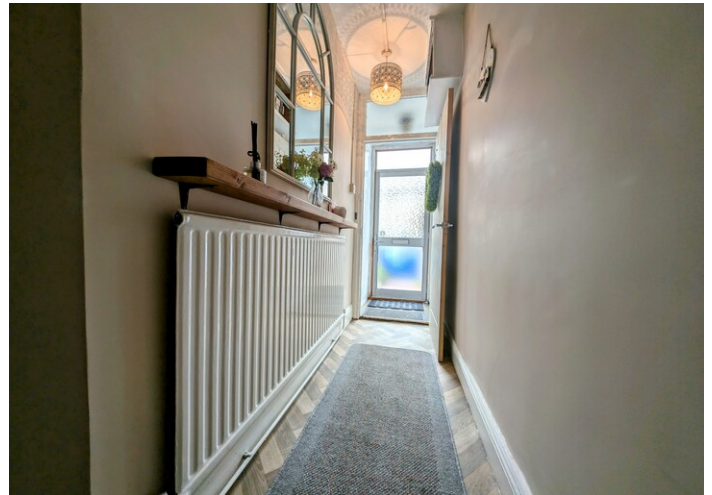
Entrance to the property via aluminium front door. Wall papered ceiling and tiled walls.



Hallway

3.25 m x 0.96 m

An inviting entrance hallway adorned with herringbone-patterned vinyl flooring. The ceiling features wallpaper, while the walls are finished in smooth emulsion. A radiator provides warmth, and doors lead to both the living and dining rooms, with a staircase ascending to the first floor.



Living room

6.38 m x 3.80 m

A spacious living room featuring stylish herringbone patterned vinyl flooring, offering both comfort and elegance. Upvc bay window to the front of the property. Wallpapered ceilings and walls. flooring. Power points. Door to dining room



Dining room

4.78 m x 3.64 m

Large dining room with Upvc window to the rear of the property. Smooth emulsion ceilings and walls. Built in under stairs storage cupboard with display shelves above. Herringbone style vinyl flooring. Radiator. Power points. Opening leading to kitchen.



Kitchen

3.14 m x 2.26 m

Featuring white gloss wall and base units complemented by contrasting work tops. Stylish metro wall tiling, this space boasts herringbone-patterned vinyl flooring. A Upvc window to the side and a door leading to the rear garden enhance natural light, while an additional door opens to a storage room with potential for various uses. Radiator and power points.



Bathroom

1.81 m x 1.72 m

A stylish 3 piece bathroom suite in white, featuring a wooden window to the side. The herringbone patterned vinyl flooring adds a modern touch, complemented by attractive feature tiling. The ceiling and walls are finished in smooth emulsion. Radiator.



Storage unit

3.15 m x 1.81 m

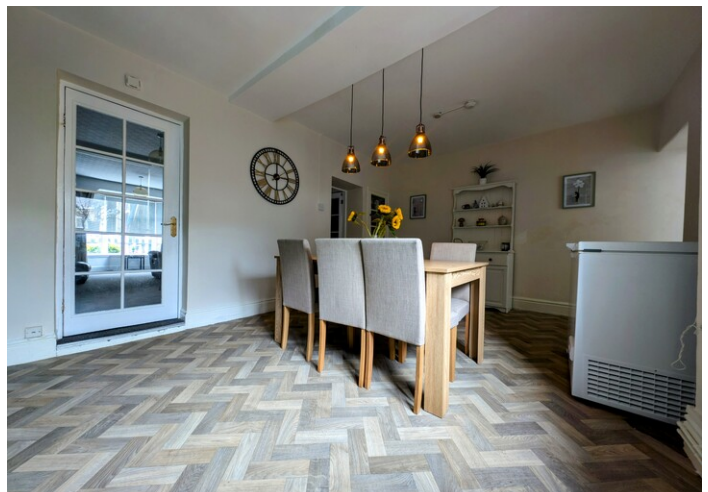
This versatile storage room offers a range of possibilities, including the potential to be transformed into a utility room. Smooth emulsion ceiling and walls. Herringbone style vinyl flooring. Power points.



Landing

3.17 m x 0.83 m

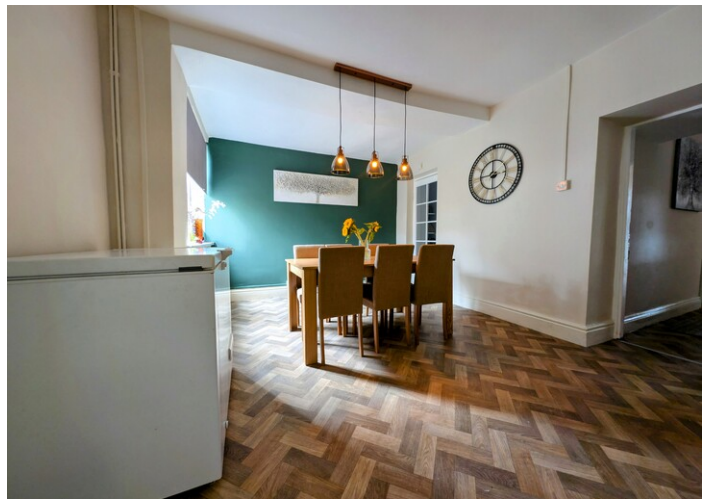
Split landing with doors leading to all bedrooms and bathroom. Built in cupboards. Smooth emulsion ceiling and walls. Carpets laid.



Bedroom 1

5.01 m x 3.19 m

Super size room with high ceilings. Artex ceiling and wall papered walls. Carpets laid. Twin UPVC windows to the front of the property. Radiator. Power points.



Bedroom 2

3.10 m x 3.26 m

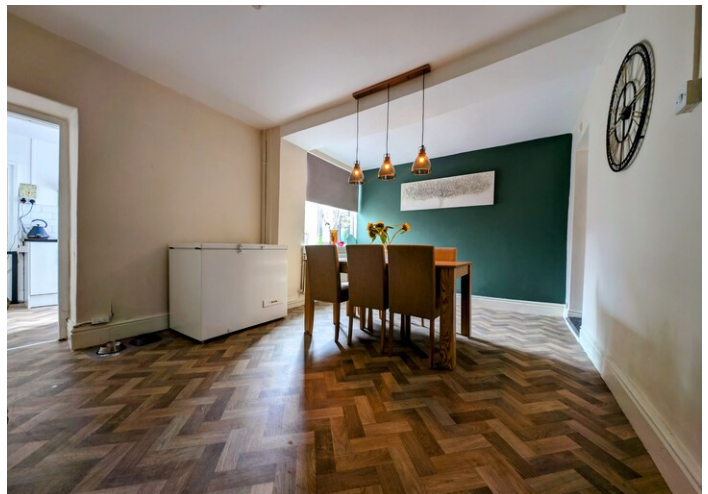
Lovely size second bedroom. Wall paper ceilings with emulsion walls. Carpets laid. Radiator. Power points. Wooden window to the rear of the property



Bedroom 3

2.72 m x 2.16 m

Wall paper ceiling and walls. Radiator. Power points. Aluminum window to the side of the property. Cupboard housing gas boiler. Carpets laid.

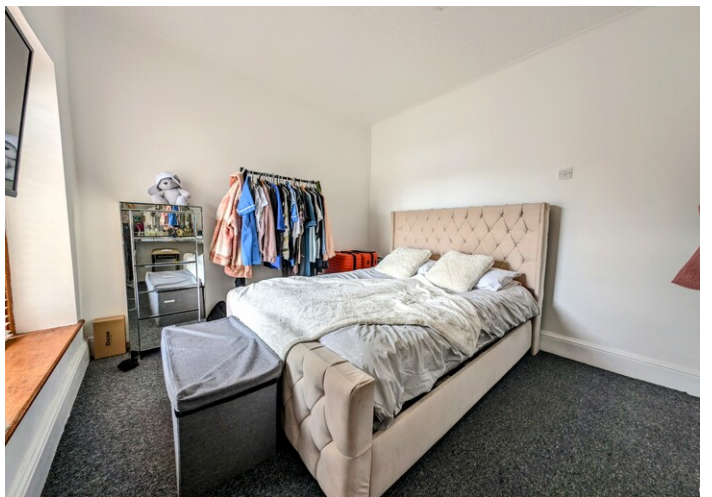
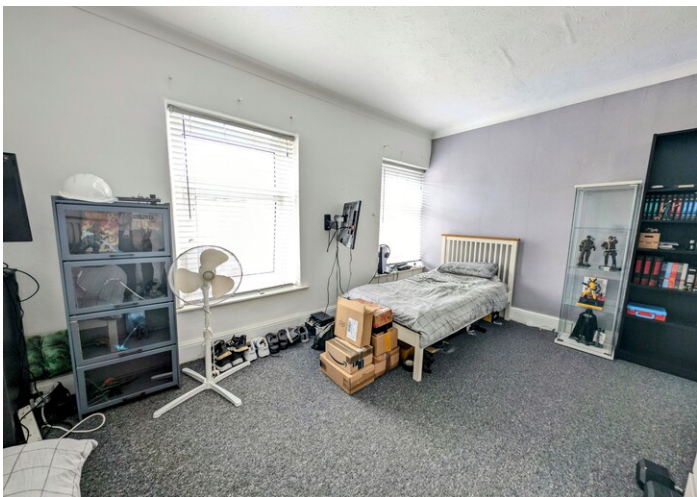
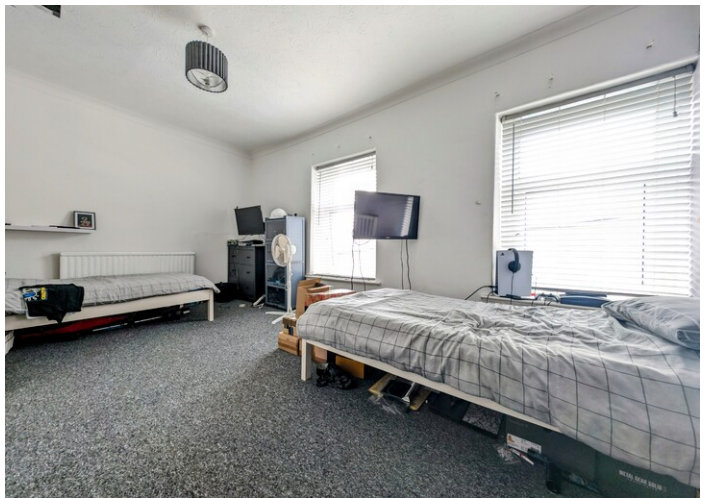


Rear garden

1.82 m x 1.72 m

The rear garden features a lovely patio area and a lawn, perfect for outdoor relaxation. A gate provides access to the rear, and there's a brick built shed for storage, along with some mature shrubs that add charm to the space.





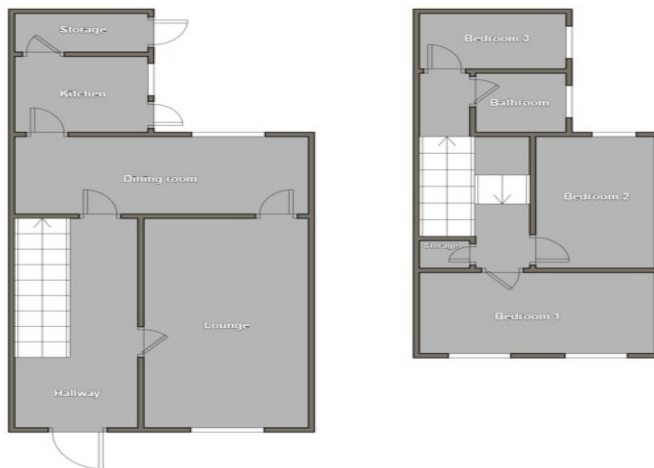




EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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