



**Mount Pleasant Terrace,  
Miskin. CF45 3AN**

**FOR SALE  
£110,000**



- **THREE BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**
- **WALKING DISTANCE TO TOWN CENTRE**



**3**



**1**



**1**



## **Property Description**

\*\*\* THREE BEDROOMS WALKING DISTANCE TO TOWN CENTRE \*\*\*

Looking for a charming home with some modern touches ?

This three bedroom terraced house has already undergone some updates, with a partly modernised interior, there's still room for you to add your personal touch and make it truly yours.

Located in a peaceful area in Miskin, Mountain Ash. This house offers a great opportunity to create your dream home.

Mountain Ash town centre with it's shops, GP surgery and train station are within walking distance.

Primary schools and local play/skate park also within the vicinity making this an ideal family location.

The recently built link road provides easy access to the A470.

Sold with vacant possession and no onward chain.

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

## **ENTRANCE HALL**

Entrance via a brown uPVC front door. Artex ceiling. Emulsion walls. Carpet flooring. Power points. Electric meter and fuse board. Stairs to the first floor. Door to lounge.

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## **LOUNGE/DINING ROOM**

6.48 m x 4.23 m

Two beautiful original fireplaces. Artex ceiling. Emulsion walls. Carpet flooring. Two radiators. Power points. under stairs storage. Double glass doors leading to kitchen. uPVC window to the front and uPVC french doors to the kitchen.

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## **KITCHEN**

3.50 m x 2.17 m

Base and wall units in white wood with complimentary green work surface. Stainless steel sink unit. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Door to downstairs bathroom. uPVC window and door to the rear.

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## **DOWNSTAIRS BATHROOM**

3.01 m x 2.05 m

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

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## **LANDING**

Artex ceiling. Emulsion walls.  
Floorboard flooring. Attic access. Power  
points. Doors to three bedrooms. uPVC  
window to the rear.

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## **BEDROOM 1**

3.68 m x 2.57 m

Artex ceiling. Emulsion walls.  
Floorboard flooring. Radiator. Power  
points. uPVC window to the front.

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## **BEDROOM 2**

3.24 m x 2.71 m

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

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## **BEDROOM 3**

2.96 m x 2.29 m

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

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## **EXTERIOR**

Pathway with lawn section either side.  
Glass greenhouse.

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# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

# 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.

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