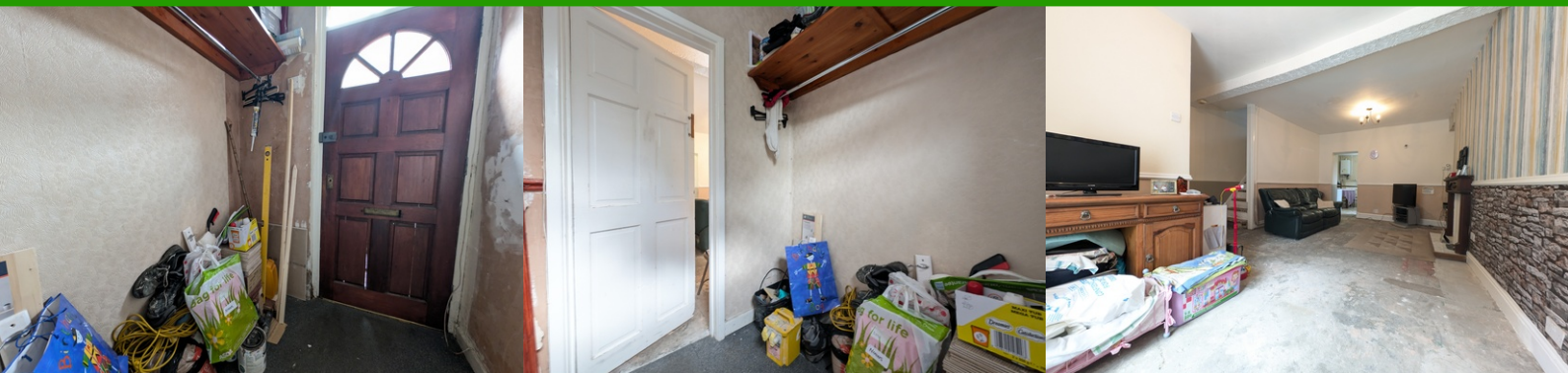




**Irene Street, Miskin.
CF45 3BN**

**FOR SALE
£125,000**



- **QUIET LOCATION**
- **THREE BEDROOMS**
- **WALKING DISTANCE TO TOWN CENTRE**



3



1



1



Property Description

*** THREE BEDROOMS IN QUIET LOCATION ***

Welcome to this three bedroom terraced house, perfect for families or first time buyers.

Situated in a quiet location in Miskin on the outskirts of Mountain Ash.

The vendor has advised that new flooring and a new uPVC front door will be fitted shortly.

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

The recently built link road provides easy access to the A470 and is just a minutes drive away.

Accommodation: Entrance hall, lounge, kitchen, three bedrooms and upstairs bathroom

ENTRANCE HALL

1.67 m x 1.57 m

Entrance via wooden front door. Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Door to lounge. Electric meter and fuse board.



LOUNGE

6.43 m x 4.51 m

Feature wooden fireplace. Emulsion ceiling. Emulsion and wallpapered walls with dado rail. Radiator. Power points. Stairs to first floor. Concrete flooring. Entrance to kitchen. uPVC window to the front.



KITCHEN

3.83 m x 3.38 m

Base units with complimentary work surface. Plumbed for automatic washing machine. Stainless steel sink unit. Artex ceiling. Emulsion walls. Concrete floor. Radiator. Power points. Freestanding cooker with gas point. Wall mounted combi boiler. Fluorescent strip lighting. uPVC window and door to the rear.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring.



UPSTAIRS BATHROOM

2.77 m x 2.51 m

White suite comprising bath, w.c and wash hand basin. Separate shower cubicle. Panelled ceiling. Emulsion and tiled walls. Laminate flooring. Radiator. Built in storage cupboards. uPVC window to the rear.



BEDROOM 1

3.82 m x 3.40 m

Emulsion walls and ceiling. Radiator. uPVC window to the rear.



BEDROOM 2

3.80 m x 2.43 m

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



BEDROOM 3

3.52 m x 1.95 m

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



EXTERIOR

Concrete section with steps leading to tiered area laid with patio .









EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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.

Data Protection Act 1998

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