

22 Oxford Street, Mountain Ash. CF45 3PL

Phone: 01443 476419 Email: info@tsamuel.co.uk Website: www.tsamuel.co.uk



Tan-y-Bryn Villa, Main Road, Ynysboeth, CF45 4BX.

FOR SALE £150,000



- 4 BEDROOMS
- SEMI DETACHED
- GOOD SIZE FAMILY HOME





Property Description

*** FOUR BEDROOM, SEMI DETACHED ***

Looking for a property with potential? T Samuel Estate Agents are pleased to present this spacious four-bedroom semi-detached family home in the desirable area of Ynysboeth, just on the outskirts of Abercynon.

This home offers ample space and a fantastic layout, with local amenities such as a primary school and a play park right on your doorstep. While the property requires some updating, it provides a great opportunity to customise and make it your own.

With a bit of modernisation, this property can be transformed into the ideal family home. Don't miss the chance to add your personal touch and create your dream space!

Accommodation: Entrance hall, two reception rooms, kitchen, utility room, separate w.c, four bedrooms and upstairs shower room.



01443 476419 info@tsamuel.co.uk www.tsamuel.co.uk/

ENTRANCE HALL

Entrance via a white uPVC door. Artex ceiling with coving. Wallpaper walls. Laminate flooring. Radiator. Doors to two reception rooms and kitchen. Under stairs storage. Stairs to first floor.

RECEPTION ROOM 1

3.78 m x 3.58 m Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Electric coal effect fire. uPVC bay window to the front.

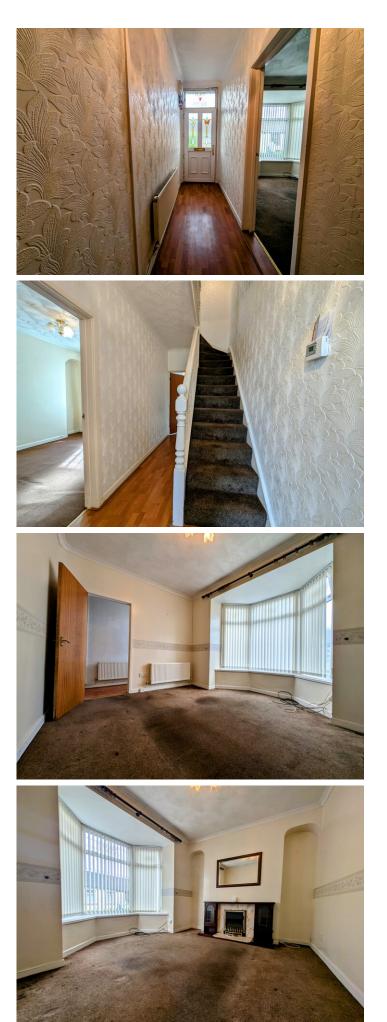
RECEPTION ROOM 2

3.39 m x 2.97 m Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

KITCHEN

3.82 m x 2.51 m Wood base and wall units with complimentary work surface. Coloured sink unit. Built in oven and hob. Artex ceiling with coving. Emulsion walls with

tiles around work surface. Vinyl flooring. Sliding door to utility room. uPVC window to the side and door to the rear.



UTILITY ROOM

2.04 m x 1.24 m Emulsion ceiling with coving. Tiled walls. Vinyl flooring. Plumbed for automatic washing machine. Bi fold door to downstairs w.c. uPVC window to the rear.

DOWNSTAIRS W.C.

 $1.26\ {\rm m} \times 1.08\ {\rm m}$ White w.c. Artex ceiling with coving. Tiled walls. Vinyl flooring. uPVC window to the side with frosted glass.

LANDING

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Attic access. Doors to four bedrooms.

BEDROOM 1

3.41 m x 2.95 m Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Door to upstairs bathroom. uPVC window to the side.

UPSTAIRS BATHROOM

2.85 m x 1.64 m

White w.c with wash hand basin and vanity unit. Large shower unit with head and handset package. Panelled walls. Emulsion ceiling. Chrome radiator. Built in cupboard housing combi boiler. uPVC window to the side with frosted glass.









BEDROOM 2

 $3.44 \text{ m} \times 2.38 \text{ m}$ Emulsion ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

BEDROOM 3

 $3.94 \text{ m} \times 2.59 \text{ m}$ Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

BEDROOM 4

 $3.16 \text{ m} \times 2.30 \text{ m}$ Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



Front - Steps leading to front forecourt. Side gate leading to rear.

Rear - Steps leading to good size rear garden.

























































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 from obtain verification 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



01443 476419 info@tsamuel.co.uk www.tsamuel.co.uk/