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**Stream Street, Mountain Ash
CF45 3LL**

**FOR SALE
£89,950**



- **2 BEDROOMS**
- **DOWNSTAIRS SHOWER ROOM**
- **IDEAL FAMILY LOCATION**



2



1



1



Property Description

ENTRANCE HALL

1.80 m x 1.10 m

Entrance via a composite front door. Artex ceiling. Emulsion walls. Carpet flooring. Stairs to first floor. Door to lounge. Cupboard housing electric meter and fuse board.



LOUNGE

6.50 m x 3.90 m

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



KITCHEN

3.30 m x 3.00 m

Ample base and wall units in grey gloss with complimentary work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in oven with halogen hob. Chrome extractor hood. Artex ceiling. Emulsion walls with splash back around work surface. Vinyl flooring. Radiator. Power points. Door to downstairs shower room. uPVC window and door to the rear.



DOWNSTAIRS SHOWER ROOM

2.80 m x 0.90 m

Shower cubicle with w.c and wash hand basin. Artex ceiling. Emulsion walls. Vinyl flooring. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Concertina doors leading to two bedrooms.

BEDROOM 1

3.90 m x 3.00 m

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



BEDROOM 2

3.20 m x 2.10 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Door to storage cupboard housing combi boiler. uPVC window to the rear.



EXTERIOR

Enclosed patio area with two brick built storage sheds. Rear lane access.







Misdescriptions Act 1991

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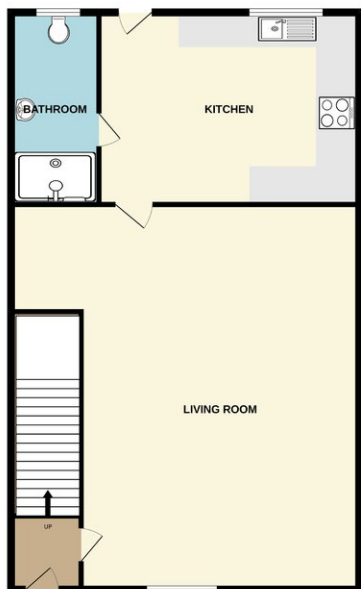
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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