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**Bailey Street, Mountain Ash
CF45 3AT**

**FOR SALE
£112,500**



- **3 BEDROOMS**
- **SEMI DETACHED**
- **LOTS OF POTENTIAL**



3



1



2



Property Description

**** SEMI DETACHED WITH LOTS OF POTENTIAL ****

Attention all renovation enthusiasts.

This charming 3 bedroom semi detached property is brimming with potential.

With a little love and creativity you can transform it into the perfect family home.

Spacious layout and located on the outskirts of Mountain Ash Town centre.

Local convenience store on your doorstep, play/skate park a few minutes stroll away and primary school within the vicinity making this an ideal family location. The town centre of Mountain Ash with it's further shops, GP centre, hospital and train station is within walking distance.

The A470 providing access to Cardiff and the Heads of the valley link roads are easy accessible via the recently built link road.

Don't miss out on this exciting opportunity.

To be sold with vacant possession and no onward chain.

Accommodation: Entrance porch, entrance hall, lounge, dining room, kitchen, downstairs w.c, three bedrooms and upstairs bathroom.





ENTRANCE PORCH

Entrance via an aluminium front door. Panelled walls and ceiling. Carpet flooring. Door to hallway. Aluminium window to the front.

ENTRANCE HALL

Artex ceiling. Panel and brick wall. Carpet flooring. Radiator. Power points. Cupboard housing electric meter and fuse board. Stairs to first floor. Door to lounge.



LOUNGE

7.16 m x 3.66 m

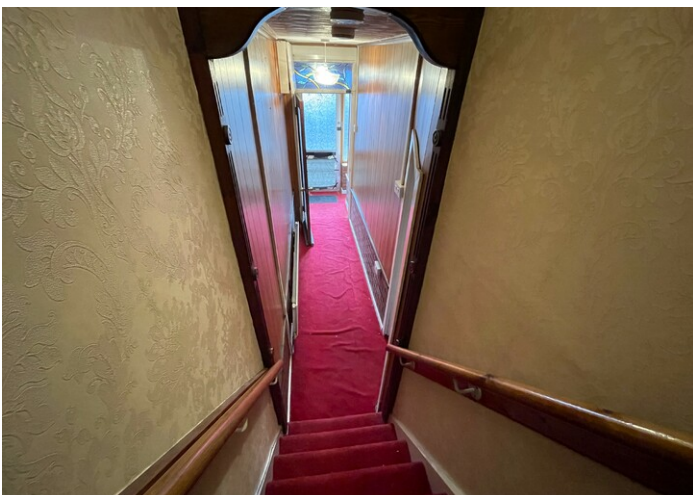
A generous sized lounge with aluminium bay window to the front. Artex ceiling with coving. Wallpaper walls. Carpet Radiator. Power points. Door to dining room. uPVC french doors to the rear.



DINING ROOM

4.44 m x 2.77 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Under stairs storage. Door to kitchen. Original chimney is open, possibility for installation of a log burner. Two uPVC windows to the side allowing in plenty of natural light.





KITCHEN

4.48 m x 2.68 m

Ample base and wall units in cream with complimentary black work surface. Stainless steel sink unit. Extractor hood. Integrated fridge freezer. Plumbed for automatic washing machine. Emulsion ceiling. Emulsion walls. Tiled flooring. Radiator. Power points. Bi fold door leading to downstairs w.c. uPVC windows to the side and rear and door leading to the exterior.



DOWNSTAIRS W.C.

1.99 m x 0.86 m

Added bonus of a downstairs w.c with wash hand basin. Radiator. Emulsion walls and ceiling. Tiled flooring. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling, Wallpaper walls. Carpet flooring. Power points. Attic access. Doors leading to three bedrooms and upstairs bathroom. Built in cupboard for storage.

UPSTAIRS BATHROOM

2.83 m x 2.67 m

Bathroom suite comprising bath, separate shower cubicle, w.c and wash hand basin with vanity unit. Artex ceiling. Wallpaper and tiled walls. Vinyl flooring. Radiator. Cupboard with louvre doors housing the combi boiler. Aluminium window to the rear.





BEDROOM 1

4.21 m x 2.75 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 2

3.70 m x 2.73 m

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Aluminium window to the front.



BEDROOM 3

2.89 m x 2.10 m

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Aluminium window to the front.



EXTERIOR

Front - Enclosed forecourt laid with patio slabs. Side entrance.

Rear - Patio area leading to lawn section with conifer trees and block built outbuilding.





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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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN