



**Woodland Terrace, Mountain
Ash. CF45 3RF**

FOR SALE
£129,950



- **GREAT LOCATION**
- **ADDITIONAL ROOM**
- **ENSUITE SHOWER ROOM**



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1



Property Description

T Samuel Estate Agents bring this great sized mid terrace, 2 bedroom property with an additional room that in effect makes a third bedroom whilst providing access to the master bedroom. The home could be perfect for a family or multi-generational living.

The home has a dressed stone front elevation under a slate roof with uPVC double glazing throughout. The home has a modern feel with smooth walls and ceilings throughout. The rooms are all of a generous size and will give families a great space to grow.

Situated within walking distance of Mountain Ash town centre, you'll find local shops, a GP surgery and the train station, as well as both primary and secondary schools. Victoria Park, just a short stroll away, offers woodland walks for dog walkers and a small play park for children.

This home offers a practical and convenient location for families, with easy access to local amenities and green spaces. It is also conveniently located for commuters with the A470 in easy reach.

Entrance Porch, Lounge, Kitchen, Ground Floor Bathroom, 2 Bedrooms (1 en-suite), Additional Room, Rear Garden.

ENTRANCE PORCH

UPVC front door leading to entrance porch with emulsion walls and tiled floor. Electric meter, glass panel door to lounge.

LIVING ROOM

Emulsion walls and ceiling. Laminate floor covering. Double radiator, electric power points, cupboard housing gas meter, understair storage, stairs to first floor, door to kitchen.

KITCHEN

Emulsion walls and ceiling. Tiled floor. Fitted wall and base units with eye level electric oven, electric hob, stainless steel sink unit, electric power points, radiator, window and door to rear garden.

BATHROOM

Half tiled and half emulsion walls, emulsion ceiling. White suite comprising bath with shower attachment, w.c. And pedestal wash hand basin. Radiator, window to rear.

STAIRS & LANDING

Emulsion walls and ceiling. Doors to all rooms.

BEDROOM 1

Emulsion walls and ceiling with sunken spotlighting. Laminate floor covering. Attic access.



BEDROOM 2

Emulsion walls and ceiling with sunken spotlighting. Laminate floor covering. Radiator, electric power points, storage cupboard, window to front.

ADDITIONAL ROOM

Emulsion walls and ceiling with sunken spotlighting. Laminate floor covering. Attic access.

GARDEN

Decked patio area, step down to paved patio area, door to rear lane access.











EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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