



**Mount Pleasant Place,  
Mountain Ash, CF45 3DA.**

**FOR SALE**  
**£79,950**



- **ONE BEDROOM**
- **END OF TERRACE**
- **MODERN AND TURN KEY READY**



**2**



**1**



**1**





## **Property Description**

This well-maintained end-of-terrace one-bedroom home is set on a quiet street in Miskin, Mountain Ash, and offers a fantastic opportunity for first-time buyers, investors, or anyone looking to downsize. The property has been tastefully decorated throughout and features a comfortable layout with modern fittings and neutral tones.

On the ground floor, a welcoming lounge with feature fireplace leads through to a stylish and functional kitchen with access to the rear garden. Upstairs, you'll find a spacious double bedroom and a well-appointed bathroom. The home benefits from gas central heating, uPVC double glazing, and good storage options including attic access.

Outside, the rear garden is fully enclosed and low maintenance, featuring a patio, decorative stone area, raised planters, and a useful block-built storage shed.

Ideally located within walking distance of a local convenience store and the town centre of Mountain Ash, the property is close to a range of amenities including a GP surgery and train station. The recently built link road offers easy access to the A470, making this a convenient base for commuting to Cardiff and surrounding areas.

Don't miss out on this fantastic opportunity to own a ready-to-move-in home in a convenient and peaceful location. It is turn-key ready.

## **LOUNGE**

3.91 m x 3.75 m

Step into the home through a white UPVC front door, opening into a warm and welcoming lounge. This beautifully presented space features smooth emulsion walls and ceiling, complemented by a stylish wallpapered feature wall that frames a contemporary glass log-effect electric fire, complete with a charming rustic beam mantle above — perfect for cosy evenings in. The room is finished with durable laminate flooring, a radiator for comfort and ample power points for convenience. A handy under-stairs storage area adds functionality without compromising space. From the lounge, there is an inner hallway, which houses an additional radiator and staircase rising to the first floor. Entrance leads into kitchen.

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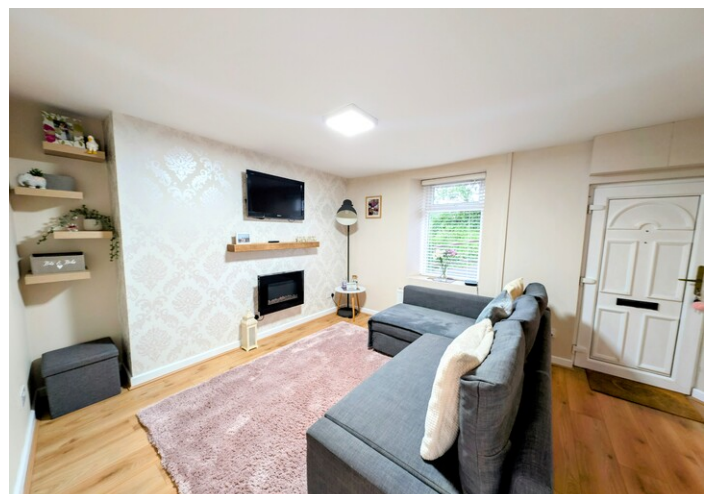


## **KITCHEN**

3.22 m x 2.49 m

The kitchen is a sleek and functional space, fitted with contemporary grey base and wall units, paired with complementary work surfaces that create a clean and modern aesthetic. A tall larder-style cupboard discreetly houses an integrated fridge/freezer, while a built-in oven and hob with stainless steel extractor hood above complete the cooking area. A stainless steel sink unit is positioned beneath a uPVC rear window, offering a pleasant outlook to the garden. The kitchen is fully plumbed for an automatic washing machine and includes a radiator and multiple power points for practicality. Finished with easy-care vinyl flooring, tiled splashbacks around the work surfaces, and smooth emulsion walls and ceiling, this kitchen also benefits from direct access to the rear via a uPVC door — ideal for both everyday convenience and entertaining.

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## **LANDING**

The first floor landing offers a neutral canvas with smooth emulsion walls and ceiling, providing access to all upper-level rooms. A fitted carpet adds comfort underfoot, while a radiator ensures warmth. There is also convenient access to the attic for additional storage. Doors lead to the property's bedroom and the upstairs bathroom.

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## **BEDROOM 1**

5.46 m x 3.82 m

A well-proportioned double bedroom featuring soft emulsion walls and ceiling, offering a neutral and calming backdrop. The room is fitted with carpet flooring for added comfort, along with a radiator and multiple power points for convenience. A uPVC window to the front allows for plenty of natural light, creating a bright and airy atmosphere.

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## **UPSTAIRS BATHROOM**

3.35 m x 2.67 m

The bathroom features a modern three-piece suite in classic white, comprising a panelled bath with overhead shower, low-level WC, and a wash hand basin. Tastefully finished with emulsion walls and ceiling with coving detail, and tile splashbacks around wet areas for both style and practicality. A uPVC window with frosted glass provides natural light and privacy, while a radiator and vinyl flooring add comfort and functionality.

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## **EXTERIOR**

To the rear, the property boasts a fully enclosed outdoor space, designed for low-maintenance living and year-round enjoyment. The area is laid with a patio — ideal for outdoor seating or entertaining — alongside a section finished with decorative stones and raised planters, perfect for adding a splash of greenery. A solid brick-built storage shed provides practical space for garden tools or additional storage needs.

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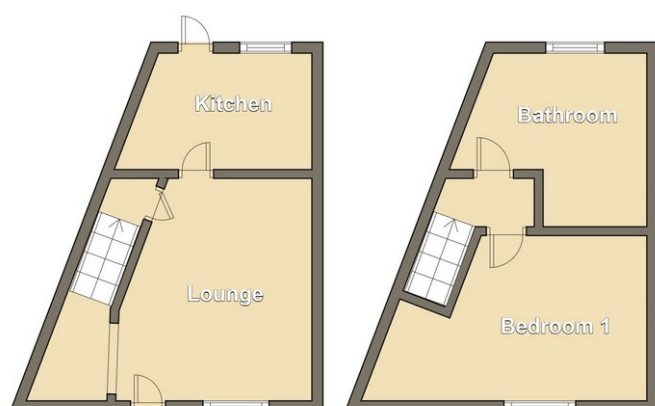




## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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.

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