



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

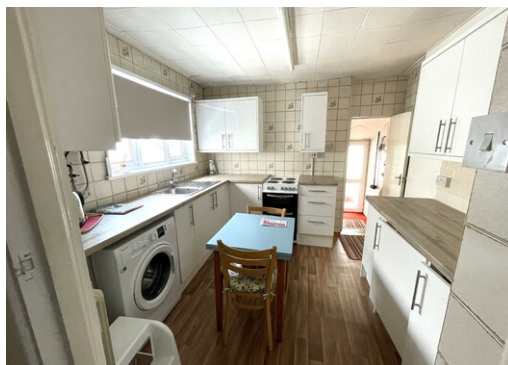
info@tsamuel.co.uk

www.tsamuel.co.uk



**James Street, Miskin, Mountain Ash  
CF45 3UH**

**FOR SALE  
£105,000**



- **3 BEDROOMS**
- **SOME UPDATING REQUIRED**
- **SOLD WITH VACANT POSSESSION**



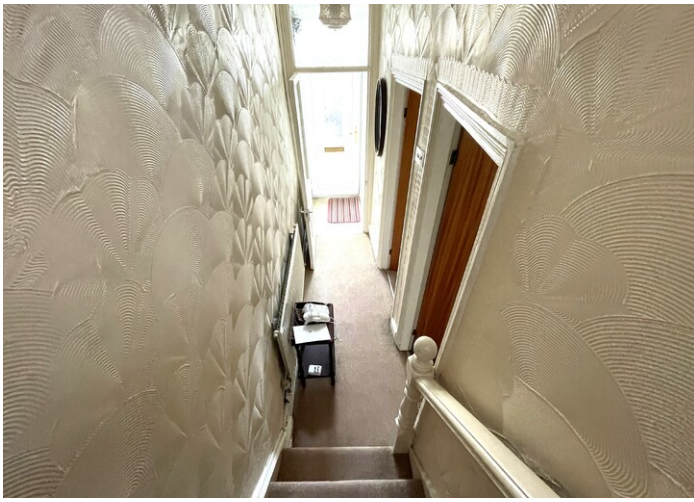
3



1



2



## Property Description

**\*\* THREE BEDROOM END OF TERRACE \*\***

T Samuel Estate Agents present a three bedroom, end of terrace property situated in Miskin on the outskirts of Mountain Ash town centre.

This house is ready to be lived in. While it may need some updating in certain areas, it offers a comfortable living space.

A great opportunity for you to put your personal touch and make it your own.

It's convenient location and proximity to amenities make it an ideal choice for anyone looking for a comfortable and functional home.

Shops, GP surgery and train station are within walking distance together with hospital and schools.

Recently built link road provides easy access to the A470 for commuters.

The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance porch, hallway, two reception rooms, kitchen, downstairs bathroom and three bedrooms.



### ENTRANCE PORCH

Entrance via an Oak colour uPVC front door. Emulsion walls. Artex ceiling. Electric meter and fuse board. Door to hallway. Carpet flooring.

### HALLWAY

Artex ceiling with coving. Artex walls. Carpet flooring. Radiator. Stairs to first floor. Doors to two reception rooms.





## RECEPTION ROOM 1

3.78 m x 2.83 m

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



## RECEPTION ROOM 2

3.73 m x 3.48 m

Emulsion ceiling with a decorative ceiling rose. Wallpaper walls. Carpet flooring. Gas coal effect fire. Radiator. Power points. Built in cupboards to the alcoves. Under stairs storage. Door to kitchen. uPVC window to the rear.



## KITCHEN

3.22 m x 3.06 m

Ample base and wall units in white gloss with complimentary wooden work surface. Integrated under counter fridge and freezer. Stainless steel sink unit. Plumbed for automatic washing machine. Polystyrene tile ceiling. Tiled walls. Vinyl flooring. Radiator. Power points. Wall mounted combi boiler. Fluorescent strip lighting. Door to inner hallway.



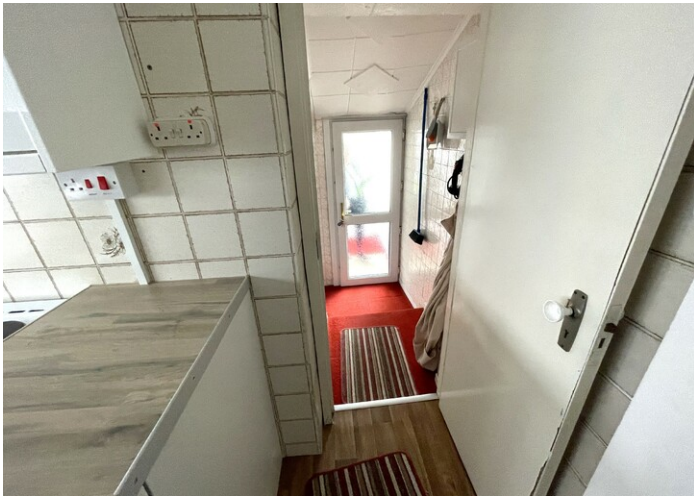
## INNER HALLWAY

Polystyrene tile ceiling. Tiled walls. Carpet flooring. Sliding door to downstairs bathroom. uPVC door to rear.

## DOWNSTAIRS BATHROOM

2.22 m x 1.39 m

Three piece suite in white comprising bath with shower over head, w.c and wash hand basin. Tiled walls. Polystyrene tile ceiling. Tiled flooring. Radiator. uPVC with frosted glass into conservatory.



## CONSERVATORY

3.51 m x 1.41 m

Carpet flooring. Power points. uPVC door to rear.



## BEDROOM 1

3.79 m x 2.40 m

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



## BEDROOM 2

3.07 m x 2.43 m

Wallpaper walls and ceiling Carpet flooring. Radiator. Power points. uPVC window to the rear.



## BEDROOM 3

3.04 m x 2.32 m

Wallpaper walls and ceiling. Radiator. Power points. Carpet flooring. uPVC window to the front.

## REAR

Concrete section to the side of the conservatory. Low maintenance block paving to the rear. Rear lane access.







#### 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

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.

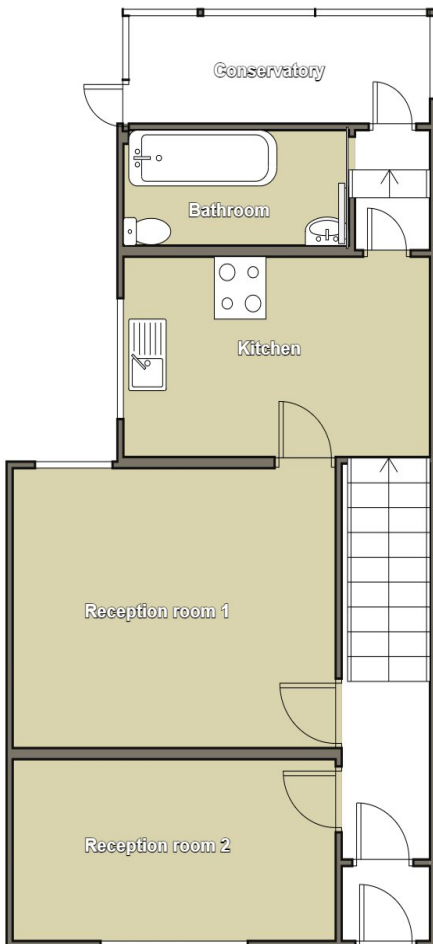




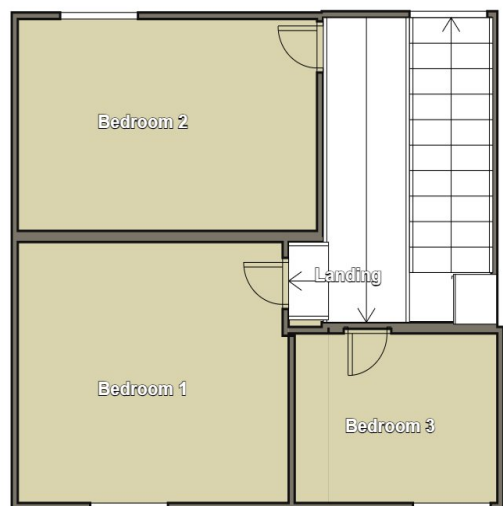
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN



Downstairs



Upstairs



