



**Prosser Street, Mountain Ash.
CF45 3UP**

**FOR SALE
£125,000**



- **3 BEDROOMS**
- **SEMI-DETACHED**
- **WALKING DISTANCE TO TOWN CENTRE**



3



1



1



Property Description

This charming semi-detached stone-fronted house spans three stories and is brimming with potential, making it an ideal canvas for customisation.

The first floor features a spacious living room perfect for family gatherings or entertaining guests. Upstairs, you'll find three generously sized bedrooms and a convenient separate WC, providing ample space for a growing family. The basement level includes a sizable kitchen, utility room, and bathroom, offering plenty of room for modern upgrades.

The property benefits from convenient side access and a large private garden with beautiful views of the surrounding valleys. With its robust structure and versatile layout, this home is perfect for someone eager to put their own stamp on a property and create their dream living space.

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Additionally, it is conveniently close to amenities and within walking distance of the town centre and train station, providing excellent transport links.

COMP; Entrance hallway, living room, 3 bedrooms, upstairs w/c, kitchen, bathroom, utility room, rear garden

ENTRANCE HALLWAY

6.24 m x 1.01 m

Carpeted Flooring. Emulsion Walls and Ceiling. uPVC Door to Front. 1x Double Radiator. 1x Double PowerPoint. 1x uPVC Window to Rear.



LIVING ROOM

6.29 m x 3.67 m

Carpeted Flooring. Emulsion Painted walls and Ceiling. uPVC Windows to Front and Rear. 4x Double PowerPoints. 2x Double Radiator. Door to Hallway.



FRONT BEDROOM 1

2.91 m x 2.01 m

Carpeted Flooring, Wallpapered Walls and Emulsion Painted Ceiling. uPVC Window to Front. 2x Double PowerPoint. 1x Single Radiator. Door to Hallway

FRONT BEDROOM 2

2.36 m x 1.84 m

Carpeted Flooring, Wallpapered Walls and Emulsion Painted Ceiling. uPVC Window to Front. 2x Double PowerPoint. 1x Single Radiator.



BACK BEDROOM 3

3.14 m x 2.81 m

Carpeted Flooring, Part Wallpapered Part Emulsion Painted Walls and Emulsion Painted Ceiling. uPVC Window to Rear. 2x Double PowerPoint. 1x Single Radiator

UPSTAIRS W/C

1.13 m x 0.76 m

Vinyl Flooring, Emulsion Painted Walls and Ceiling. Hand Wash Basin, W/C. Door to Hallway.

STAIRS AND LANDING

Carpeted Flooring, Emulsion Painted



Walls and Ceiling. uPVC Window to Rear. 2x Double PowerPoint. Wooden Bannister.

KITCHEN

6.61 m x 3.89 m

Part Tiled, Part Vinyl Flooring. Part Splashback Tiles and Part Emulsion Painted Walls. uPVC Door and Window to Rear. Kitchen Suite. Under Stairs Storage Area. 1x Double Radiator. 6x Double PowerPoint. Doors to Utility Room, Bathroom and Stairs to Entrance Hallway.



BATHROOM

2.60 m x 2.30 m

Vinyl Flooring, Part Tiled Part Panelled Walls. Artec Ceiling. uPVC Window to Side. Walk in Shower, W/C and Hand wash Basin. 1x Single Radiator. Boiler Cupboard.



UTILITY ROOM

2.84 m x 1.82 m

Vinyl Flooring, Emulsion Walls and Perspex Roof. Large uPVC window to Rear. 2 x Double PowerPoints. uPVC Door to Rear Garden. 2.838m x 1.816m



REAR GARDEN

Side Access. Tiered Garden with Paving Stones. Hedge Row to Left-Most Side, Stone Wall to Other.











EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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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