



**Albert Street, Mountain Ash.
CF45 3BA**

**FOR SALE
£110,000**



- **3 BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **PERFECT FOR FIRST TIME BUYERS**



3



1



1



Property Description

Welcome to this charming mid-terrace home in Albert Street in Miskin. Perfect for first-time buyers, this delightful home offers the ideal blend of comfort, charm, and stunning valley views. The property welcomes you with a convenient front porch featuring double doors that open into a bright, airy lounge-diner, where large windows let in ample natural light—perfect for relaxing or entertaining.

The kitchen is generously sized and fitted with stylish wood-effect cabinetry and an integrated oven, providing plenty of storage and workspace for cooking and dining needs. Also on the ground floor is a conveniently located bathroom, adding to the home's functional layout.

Upstairs, you'll find three well-proportioned bedrooms. These rooms are bright and inviting, offering flexibility to suit your lifestyle, whether for bedrooms, a home office, or guest space.

To the rear, the home boasts a private, low-maintenance garden, complete with patio slabs and artificial grass—ideal for easy outdoor enjoyment with minimal upkeep.

This property combines charm, practicality, and scenic views in a location that's both peaceful and convenient just a short walk from the town centre, with excellent transport links. Don't miss out on this wonderful opportunity—book your viewing today!

PORCH

2.19 m x 0.91 m

UPVC white door leads to porch.
Wooden-style laminate flooring laid on floors. Emulsion walls and ceiling.
Wooden double doors leads to living room.



LIVING ROOM

6.16 m x 4.32 m

Wooden style laminate flooring laid on floors. Feature wallpapered wall.
Emulsion walls and ceiling. Radiators.
Power points. UPVC window to front.
Under stairs storage cupboard. Alcove with decorative shelves. Entrance to kitchen.



KITCHEN

2.83 m x 2.67 m

Emulsion ceiling with spotlights.
Emulsion walls. Vinyl laid on floors in a grey marble tile effect. Wooden style kitchen cabinetry, complimented by black granite effect worktops. Induction hob. Kitchen sink. Integrated oven. Boiler mounted on wall. UPVC door with UPVC window to rear garden. Door to bathroom. Radiator. Power points.



BATHROOM

2.68 m x 1.60 m

Wooden style laminate flooring laid on floors. Blue and white tiles on walls.
Emulsion ceiling. White three-piece-suite includes toilet, sink and bath with overhead shower. UPVC window to rear. Radiator.

STAIRS / LANDING

3.82 m x 1.60 m

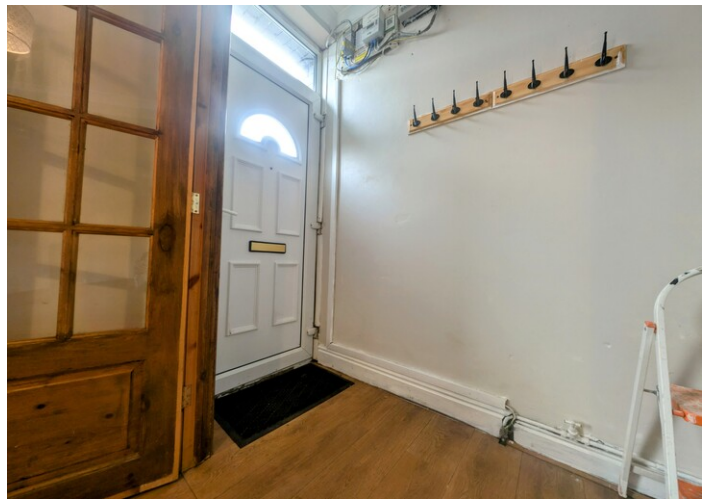
Taupe coloured carpet laid on floors.
Emulsion walls ceiling. Power point.
UPVC window to rear.



BEDROOM 2

2.88 m x 2.63 m

Wooden style laminate flooring laid down floors. Emulsion walls and ceiling. Feature wallpapered wall. Power points. Radiator. UPVC window to rear.



BEDROOM 1

3.15 m x 2.39 m

Wooden style laminate flooring laid down floors. Emulsion walls and ceiling. Feature wallpapered wall. Power points. Radiator. UPVC window to front.



BEDROOM 3

2.21 m x 1.83 m

Grey wooden style laminate flooring laid down floors. Emulsion walls and ceiling. Feature wallpapered wall. Power points. Radiator. UPVC window to front.



REAR GARDEN

Stairs lead to patio area with stylish patio slabs laid. Artificial grass area. Fencing surrounding providing privacy.





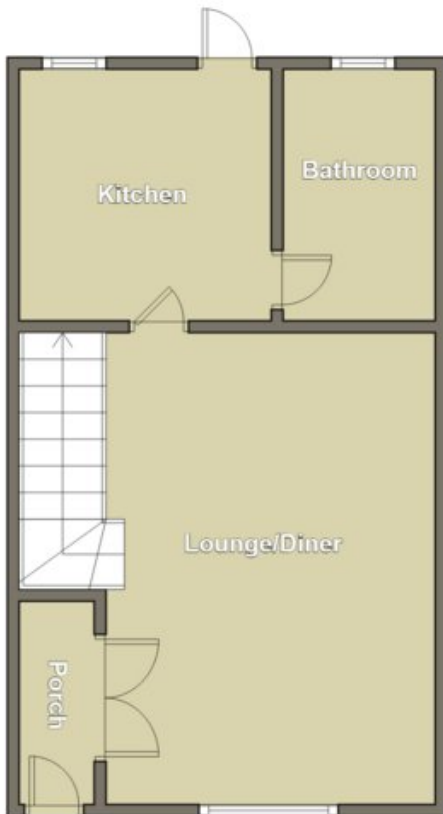




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
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.

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.