



# T Samuel Estate Agents

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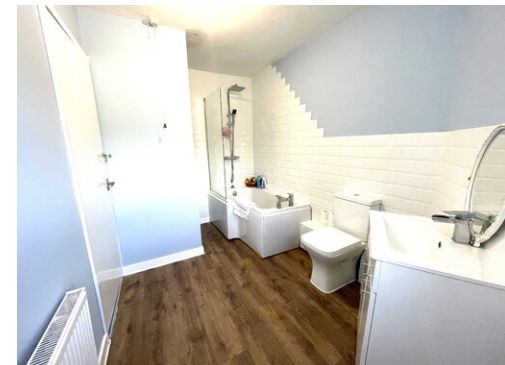
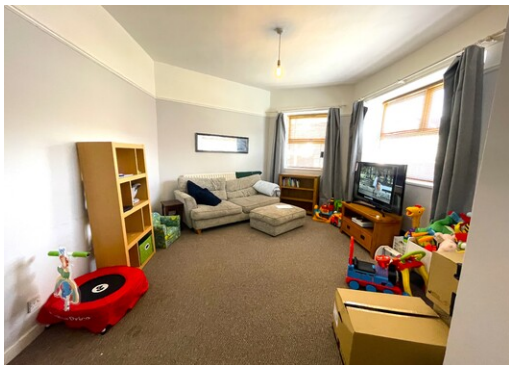
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**High Street, Mountain Ash  
CF45 3LN**

**FOR SALE  
£110,000**



- **2 BEDROOMS**
- **MODERN AND QUIRKY**
- **CLOSE TO AMENITIES**



2



1



1



## Property Description

**\*\* MODERN AND QUIRKY \*\***

T Samuel Estate Agents introduce this end of terrace property which has a unique shape that adds a touch of character. to a modern home.

Local convenience shop on your doorstep.

Town centre of Mountain Ash with it's further shops, GP surgery, hospital and train station are within walking distance.

Primary school and play/skate park a short stroll away making this an ideal family location.

Accommodation: Entrance hall, lounge, kitchen, upstairs bathroom and 2 bedrooms.



### ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion walls and ceiling. Radiator. Stairs to first floor. Tiled flooring. Door to lounge.



### LOUNGE

5.27 m x 3.92 m

Emulsion walls with picture rail. Emulsion ceiling. Carpet flooring. Radiator. Power points. Two uPVC windows



### KITCHEN

4.07 m x 4.00 m

Modern kitchen with ample base and wall units in navy with complimentary wooden work surface. Built in oven and hob. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the side and door to the rear.



## LANDING

Carpet flooring. Artex ceiling. Emulsion walls. Power point. Attic access. Doors to two bedrooms and upstairs bathroom. Storage cupboard.



## UPSTAIRS BATHROOM

3.13 m x 2.16 m

Three piece suite in white comprising bath with shower over head and glass shower screen, w.c and wash hand basin with vanity unit. Emulsion walls with tiles around splash back areas. Emulsion ceiling. Laminate flooring. uPVC window with frosted glass to the side.

## BEDROOM 1

5.89 m x 2.46 m

Artex ceiling. Emulsion walls. Original wooden floorboard flooring. Radiator. Power points. Two uPVC window to the front and one to the side allowing in plenty of natural light.



## BEDROOM 2

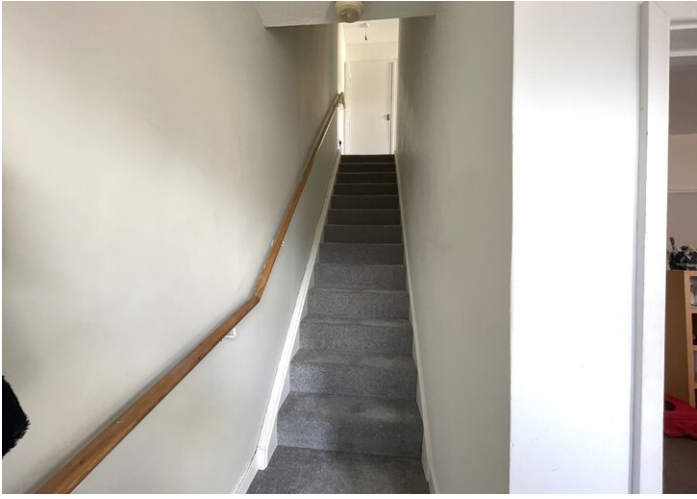
4.73 m x 3.22 m

Emulsion walls with picture rail. Emulsion ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.

## EXTERIOR

Small rear courtyard with rear 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(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>		
<i>Not energy efficient - higher running costs</i>		

## FLOORPLAN