



**Bron Y Deri, Mountain Ash.
CF45 4LL**

**FOR SALE
£115,000**



- **NO ONWARD CHAIN**
- **DRIVEWAY FOR OFF ROAD PARKING**
- **SEMI DETACHED WITH TWO BEDROOMS**



2



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1



Property Description

**** TWO BEDROOMS WITH DRIVEWAY ****

A wonderful two bedroom semi detached house.

This rare gem features a driveway, making parking a breeze.

Walking distance to Mountain Ash town centre with it's shop, GP surgery and train station offering convenience on your doorstep.

The lovely rear garden boasts a decked area, lawn section and a spacious wooden shed.

Don't miss this opportunity to to turn it into your dream home.

The property is to be sold with no onward chain.

The A470 is a few minutes drive away providing easy access to Cardiff and the Heads of the Valley link roads.

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

ENTRANCE HALL

Entrance via a white uPVC front door. Laminate flooring. Electric meter and fuse board. Radiator. Power points. Stairs to first floor. Door leading to lounge.



LOUNGE

4.70 m x 3.93 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Archway leading to kitchen. uPVC window to the front.



KITCHEN

3.93 m x 2.37 m

Base and wall units in white with complimentary work surface. Plumbed for automatic washing machine. Freestanding cooker. Stainless steel sink unit. Fluorescent strip lighting. Artex ceiling. Emulsion walls with tiles around work surface. Laminate flooring. Radiator. Power points. uPVC window and door to the rear.



LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Power points. Attic access. Doors leading to two bedrooms, storage cupboard and upstairs bathroom. uPVC window to the side.



UPSTAIRS BATHROOM

2.17 m x 1.95 m

Three piece suite comprising bath with shower over head, wash hand basin and w.c. Artex ceiling. Emulsion walls with panelling around bath area and tiles around hand wash basin. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.36 m x 2.94 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Built in mirrored wardrobes. uPVC window to the front.



BEDROOM 2

3.05 m x 2.01 m

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



EXTERIOR

Decked area leading to enclosed lawn section. Large wooden shed.



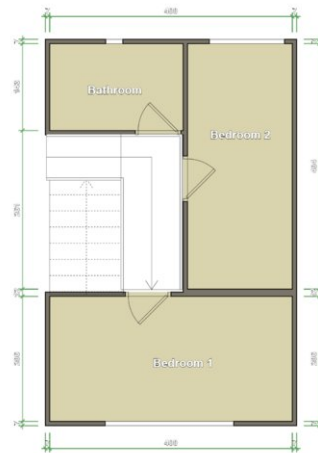
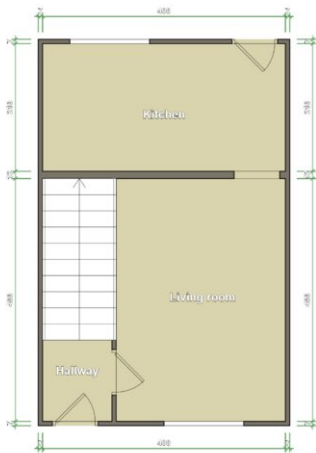




EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(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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