



**Lyle Street, Mountain Ash.  
CF45 3RG**

**FOR SALE  
£85,000**



- **THREE BEDROOMS**
- **IDEAL FAMILY LOCATION**
- **IN NEED OF RENOVATION**



**3**



**1**



**1**



## **Property Description**

\*\*\* CALLING ALL RENOVATION ENTHUSIASTS! \*\*\*

This three bedroom terrace house is the perfect project for those with a keen eye for design and passion for crafting something truly special!

From top to bottom this house is ready for a complete transformation. With your vision and expertise, you have the opportunity to turn this property into a stunning masterpiece. Imagine the satisfaction of seeing your ideas come to life!

Whether you want to create an open concept living area, a modern kitchen, or a tranquil oasis in the master bedroom, the possibilities are endless. Let your creativity shine.

Plus, the potential for future value appreciation makes this renovation project even more exciting.

A short stroll away is the town centre with its shops, GP surgery and train station.

On the door step of Victoria Park, with its playground and access to the woods for walks and dog walking. Primary schools close by and a further play/skate park within walking distance making this an ideal family location.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom/wetroom and three bedrooms.

## **ENTRANCE HALL**

Entrance via white uPVC front door. Artex walls and ceiling. Electric meter and fuse board. Laminate flooring. Stairs to first floor. Door to lounge.

---



## **LOUNGE**

6.48 m x 3.54 m

Wooden fire surround housing coal effect fire. Artex ceiling with coving. Wallpaper walls. Laminate flooring. Two radiators. Power points. Door to kitchen. uPVC window to the front.

---



## **KITCHEN**

4.49 m x 3.24 m

Wooden base and wall units. Stainless steel sink unit. Plumbed for automatic washing machine. Emulsion walls and ceiling. Radiator. Power points. Door leading to downstairs bathroom. uPVC door to the rear.

---



## **DOWNSTAIRS BATHROOM/WET ROOM**

2.98 m x 2.11 m

Half height shower screen, w.c and wash hand basin. Emulsion walls and ceiling. Non slip flooring. Built in storage cupboard housing combi boiler. uPVC window to the side with frosted glass.

---



## **LANDING**

artex walls and ceiling. Carpet flooring. Built in storage cupboard. Doors to three bedrooms.

---



## **BEDROOM 1**

4.63 m x 3.43 m

Emulsion ceiling. Wallpaper walls. Wooden floorboards. Radiator. Power points. Two uPVC windows to the front.

---



## **BEDROOM 2**

3.17 m x 3.00 m

Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC windows to the side.

---



## **BEDROOM 3**

2.99 m x 2.99 m

Emulsion ceiling and wallpapered walls. Wooden floor boards. Radiator. Power points. uPVC window to the rear.

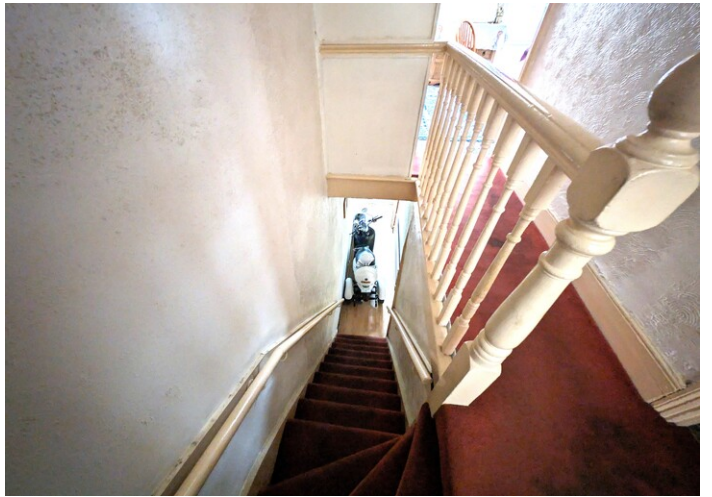
---



## **EXTERIOR**

Low maintenance garden in need of TLC. Beautiful views of the surrounding mountains.







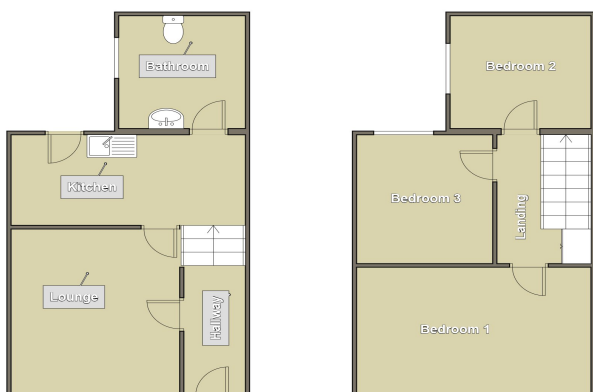




# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# 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.