



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



**Glancynon Street, Miskin, Mountain Ash CF45 3YU**

**FOR SALE  
£120,000**



- **3 BEDROOMS**
- **DECEPTIVELY SPACIOUS**
- **SOLD WITH NO ONWARD CHAIN**



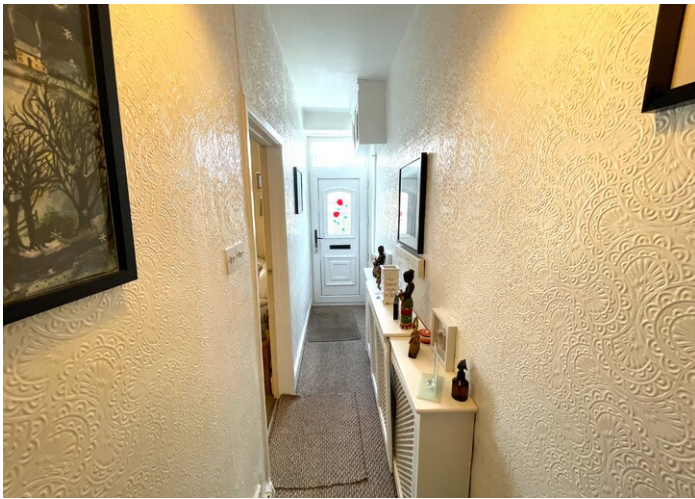
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## Property Description

\*\*\* DECEPTIVELY SPACIOUS \*\*\*

T Samuel Estate Agent are pleased to offer for sale this deceptively spacious three bedroom property situated in Miskin, Mountain Ash.

Picturesque views to the front and the property is to be sold with no onward chain.

Mountain Ash town centre is within walking distance providing shops, GP surgery, hospital and train station.

Primary schools and play parks are within the vicinity making this an ideal family location.

The recently built link road provides easy access to Cardiff and the Heads of the Valley link roads.

Accommodation: Entrance hall, lounge, kitchen, three bedrooms, upstairs bathroom and separate w.c.

### ENTRANCE HALL

Entrance via a white uPVC front door. Wallpaper walls. Emulsion ceiling. Carpet flooring. Radiator with decorative covering. Power point. Cupboard housing electric meter and fuse board. Stairs to first floor. Door to lounge.

### LOUNGE

6.39 m x 3.72 m

Marble effect fire surround housing coal effect electric fire. Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Under stair storage. Door to kitchen. Dual aspect uPVC windows to the front and rear allowing in plenty of natural light.



## KITCHEN

4.57 m x 2.58 m

Ample base and wall units in wood with integrated appliances such as washing machine and fridge freezer. Complimentary black work surface with matching sink and drainer. Built in oven and hob with extractor above. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Vinyl flooring. Radiator. Chrome power points. uPVC window to the rear and door to the exterior.



## LANDING

Large landing with doors to three bedrooms, w.c and upstairs bathroom. Artex ceiling. Wallpaper walls. Carpet flooring. Power points.

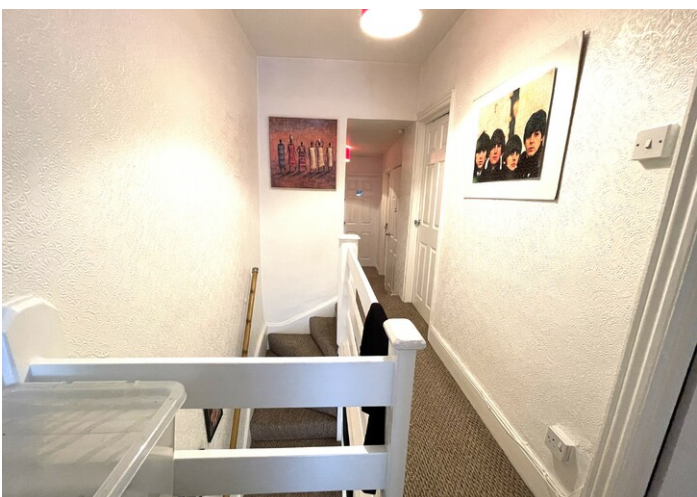


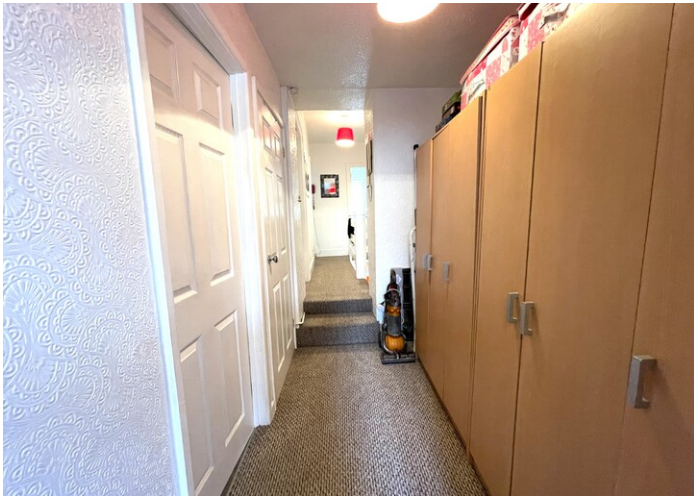
## UPSTAIRS BATHROOM

Three piece suite in white comprising bath with shower over head, w.c and wash hand basin. Artex ceiling with coving. Wallpaper walls with tiles around splashback areas. Vinyl flooring. uPVC window with frosted glass to the rear.

## SEPARATE W.C.

Separate w.c. Artex ceiling. Wallpaper walls. Vinyl flooring. uPVC window with frosted glass.





### BEDROOM 1

4.02 m x 2.68 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

### BEDROOM 2

3.06 m x 0.00 m

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



### BEDROOM 3

3.33 m x 2.02 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.

### EXTERIOR

Artificial lawn section with wooden shed, ideal for sitting with bistro table and chairs. Few steps leading to further area laid with artificial lawn, plant pots and borders. A further storage shed









#### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

