



**Strand Street, Mountain Ash.
CF45 4HG**

**FOR SALE
£89,000**



- **TWO BEDROOMS**
- **OFF ROAD PARKING TO THE REAR**
- **VACANT POSSESSION AND NO
ONWARD CHAIN**



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Property Description

This two-bedroom mid-terrace home is peacefully positioned on the outskirts of Mountain Ash, offering the perfect balance of quiet living and convenient access to everything the town centre has to offer. Just a short walk away, you'll find a range of shops, a GP surgery, the train station, and primary schools, making daily life straightforward and accessible.

Outdoor enthusiasts will appreciate the proximity to the Taff Trail, a popular route for walking and cycling that winds through picturesque countryside right on your doorstep. For commuters, the A470 is just a short drive away, providing excellent road links to surrounding towns and cities.

The property itself offers comfortable, well-proportioned accommodation ready for you to personalise. One of its key benefits is the off-road parking at the rear, accessed via a secure wooden gate — a real bonus in this sought-after location.

Sold vacant with no onward chain, this home presents a fantastic opportunity for first-time buyers, small families, or investors looking for a well-located property with great potential.

ENTRANCE HALL

You step into the home through a white uPVC front door into the entrance hall. The walls are wallpapered, complementing the smooth emulsion ceiling above. A convenient built-in space provides practical storage for coats and shoes, keeping the area neat and tidy. From here, a door leads directly into the lounge, creating a smooth flow through the ground floor.



LOUNGE

6.49 m x 4.54 m

The lounge is a bright and inviting space, featuring emulsion-finished walls and ceiling paired with durable laminate flooring. Dual-aspect uPVC windows to the front and rear flood the room with natural light, while two radiators ensure warmth throughout the year. Power points are conveniently placed for your needs. The room flows seamlessly into the kitchen, and stairs to the first floor are easily accessible from here.



KITCHEN

4.98 m x 2.55 m

The kitchen features wood-effect base units topped with a practical work surface and a stainless steel sink unit. It is plumbed for an automatic washing machine and benefits from a wall-mounted boiler. The room is finished with emulsion walls and ceiling, while a radiator and multiple power points add comfort and convenience. A uPVC window to the side brings in natural light, and a door provides direct access to the rear of the property.



LANDING

The landing is carpeted for comfort and features wallpapered walls alongside an emulsion-finished ceiling. It provides access to the upstairs bathroom and two bedrooms, serving as a practical and welcoming central space on the first floor.



UPSTAIRS BATHROOM

2.92 m x 1.83 m

The upstairs bathroom features a three-piece suite, including a bath with shower taps, WC, and wash hand basin. The walls combine emulsion and tiling for a fresh, clean look, complemented by an emulsion ceiling and durable vinyl flooring. A radiator provides warmth, and a rear-facing uPVC window with frosted glass ensures privacy while allowing natural light to fill the space.



BEDROOM 1

Bedroom One is a good-sized room featuring emulsion-finished walls and ceiling, with carpet flooring underfoot. A radiator ensures comfort, and multiple power points add convenience. Natural light fills the space through a uPVC window overlooking the front of the property.



BEDROOM 2

2.56 m x 2.34 m

Bedroom Two features emulsion-finished walls and ceiling, complemented by carpet flooring. A radiator provides warmth, and multiple power points offer practical convenience. A uPVC window to the rear fills the room with natural light.



EXTERIOR

This garden extends impressively to the rear, offering plenty of space for outdoor living. The immediate rear and side areas feature a paved patio, ideal for dining and relaxing with patio furniture. Steps lead to a pathway bordered by a lawn and shrubs that could benefit from some TLC but hold great potential to be transformed into a lovely green space. Storage sheds provide valuable extra space, while a wooden gate at the rear gives access to



a hardstanding area suitable for off-road parking. This garden presents a wonderful opportunity to create your perfect outdoor retreat.







EPC

FLOORPLAN



Misdescriptions Act 1991

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