



**Victoria Street, Miskin.  
CF45 3AW**

**FOR SALE  
£104,000**



- **THREE DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**
- **VACANT POSSESSION**



**3**



**1**



**1**





## **Property Description**

**\*\* THREE DOUBLE BEDROOMS WITH VACANT POSSESSION \*\***

T Samuel Estate Agents bring to the market this three double bedroomed terraced property situated in Miskin, Mountain Ash.

Good size property with a large lounge which is light and modern with sunken spotlights. Extension to the rear providing a kitchen and upstairs bathroom.

Sold with vacant possession and no onward chain.

Local convenience store on your doorstep and the town centre of Mountain Ash is within walking distance providing further shops, GP surgery and train station.

Local play/skate park and outdoor swimming pool during the summer months are a short stroll away together with primary schools making this location ideal for families.

The recently built link road provides easy access to the A470 for commuters.

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

## **ENTRANCE HALL**

2.05 m x 0.87 m

Entrance via a white uPVC front door. Artex ceiling. Wallpaper walls. Carpet flooring. Cupboard housing electric meter and fuse board. Stairs to first floor. Door to lounge area.

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## **LOUNGE**

5.95 m x 3.20 m

Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Carpet flooring. Two radiators. Under stairs storage. Built in cupboards. Door leading to kitchen. Power points. uPVC window to the front.

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## **KITCHEN**

4.23 m x 2.00 m

Ample base and walls units in wood effect with black work surface. Freestanding cooker. Vinyl flooring. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling. Emulsion walls with tiles around work surface. Radiator. Power points. uPVC window and door to the rear.

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## **LANDING**

Emulsion walls and ceiling. Carpet flooring. Doors leading to upstairs bathroom and three bedrooms.

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## **UPSTAIRS BATHROOM**

2.30 m x 2.30 m

Three piece suite in white comprising bath with shower over head, wash hand basin and w.c. Emulsion and panelled walls. Emulsion ceiling. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.

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### **BEDROOM 1**

2.25 m x 2.25 m

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



### **BEDROOM 2**

2.32 m x 2.24 m

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

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### **BEDROOM 3**

Emulsion walls and ceiling. Carpet  
flooring. Radiator. Power points. Built in  
storage cupboard. uPVC window to the  
rear.

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### **EXTERIOR**

Steps to tiered garden in need of a bit  
of TLC.

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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>	61		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# 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.

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