



**Morgan Street, Mountain Ash.
CF45 3YN**

**FOR SALE
£140,000**



- **3 BEDROOMS**
- **NEW MODERN KITCHEN AND BATHROOM**
- **IDEAL FIRST TIME BUYERS HOME**



3



1



1



Property Description

T Samuel Estate Agents are delighted to bring to the market this charming three-bedroom, stone-fronted property with a forecourt, situated on Morgan Street, Penrhiwceiber, Mountain Ash.

This well presented home offers spacious and comfortable accommodation throughout, including a newly fitted modern kitchen and bathroom, making it ready to move straight into. It is also Rent Smart Wales compliant, adding further appeal for potential landlords or investors.

Corner shop a 2 minute walk. Mountain Ash town centre and Penrhiwceiber with it's amenities, GP surgery and train station is within walking distance. Close to all communication including A470 a short drive away.

Don't miss the opportunity to own this lovely home in a great location – early viewing is highly recommended!

Hallway

2.76 m x 0.96 m

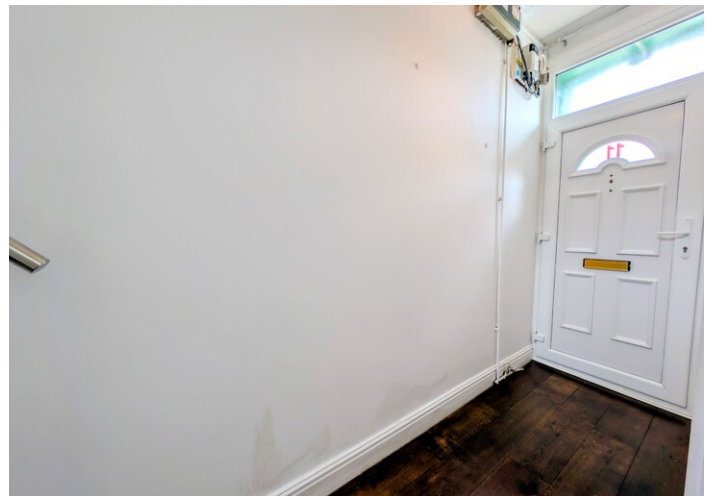
Step into the property through a modern uPVC front door, leading into a welcoming entrance hallway. The space features an Artex ceiling and smooth emulsion walls, complemented by attractive solid oak flooring that adds warmth and character. From here, there is access to the spacious lounge/diner, as well as a staircase leading to the first floor.



Lounge Diner

6.43 m x 3.47 m

The lounge is incredibly spacious, featuring a large uPVC window to the front that fills the room with natural light. With smooth emulsion ceilings and walls, the room offers a fresh and airy feel. Bespoke shelving has been thoughtfully fitted into the alcoves, providing the perfect display areas. Solid oak flooring is laid throughout, enhancing the room's warmth and character. The room is also fitted with radiators and power points, ensuring comfort and practicality. This is a fantastic family space, with ample room for both lounge and dining furniture. Door leading to kitchen and under stair storage with power.



Kitchen

3.64 m x 2.49 m

Accessed via a stylish, on-trend barn-style door mounted on black iron castors, this newly fitted high-gloss kitchen exudes contemporary appeal. The space features smooth emulsion-finished walls and ceilings, complimented vinyl flooring. A range of integrated appliances includes a fan oven, four-zone hob, built-in new fridge freezer and plumbing for a washing machine. The matt black sink unit is fitted with a modern mixer tap and set beneath a rear-facing uPVC window, allowing natural light to fill the room. A door provides direct access to the rear garden, with an additional door leading to the ground floor bathroom. A skylight allows natural light to flow through.



Ground floor bathroom

3.46 m x 1.65 m

The property boasts a newly fitted, attractive bathroom featuring a smooth emulsion ceiling with inset spot lights. Stylish feature tiling for a modern finish. The suite comprises a bathtub, freestanding wash hand basin and WC. A convenient separate corner shower. A uPVC window to the rear provides and skylight allows natural light and ventilation, enhancing the bright and fresh feel of the space. Charcoal radiator.



Landing

Artex ceiling and smooth emulsion walls. Carpets laid. Upvc window to the rear. Doors leading to all 3 bedrooms.



Bedroom 1

3.75 m x 2.48 m

This bright and welcoming room features an Artex ceiling and smooth emulsion-finished walls, creating a clean and neutral backdrop that's ready for personal touches. A central radiator provides warmth and comfort, while multiple power points offer practicality for everyday living. A large uPVC window to the front allows for plenty of natural light, enhancing the sense of space and creating a pleasant, airy atmosphere.



Bedroom 2

2.80 m x 2.52 m

Another double bedroom with space for all your bedroom furniture. Artex ceiling and smooth emulsion walls. Radiator. Power points. Upvc window to the rear.



Bedroom 3

2.93 m x 2.21 m

The room benefits from an Artex ceiling and smooth emulsion walls, complemented by a central heating radiator and multiple power points for convenience. A uPVC window to the front elevation. A great third bedroom and is perfect for a child's room, home office or nursery



Garden

The rear garden has recently been upgraded and now features stylish horizontal strip wooden panelling along retainer wall, adding a contemporary aesthetic. This attractive tiered outdoor space includes both decked and ornamental stone, offering multiple spots for entertaining or relaxation. Raised planters bring a touch of greenery, while close-boarded fencing provides privacy and security. A perfect space to unwind and enjoy outdoor living after a long day. Views of the surrounding mountainside.





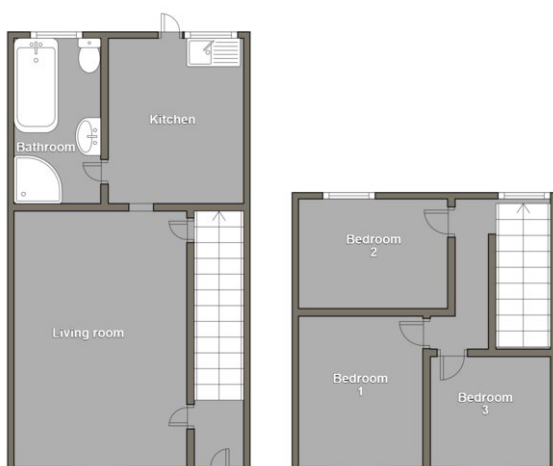




EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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.