



The Triangle

£180,000

- Three Bedroom Plus Loft Room
- Close To Local Amenities and Train Station
- Enivable Position
- Lovely Views To The Rear
- Spacious Living Room / Dining Room
- Garage
- EPC Rating: D



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About the property

Are you looking for a versatile family home? Check out this three bedroom end-terrace property situated on a quiet street in Mountain Ash. The property is located in an enviable position overlooking a green and benefits from being within walking distance to local amenities, bus / train links and Mountain Ash town centre.

The property briefly comprises to the ground floor; entrance hallway, lounge / dining Area and kitchen. To the first floor there are three bedrooms and family bathroom. The property also benefits from a loft room. Externally the property benefits from a rear garden with lovely views and a garage with electric and laminate flooring.

This isn't one to miss! Please give us a call on 01443 485600 to arrange your viewing.



Accommodation

Entrance Hallway

Entered via UPVC front door. Carpeted flooring and radiator. Stairs leading to first floor and door to living room and kitchen beyond.

Lounge/ Diner

20' 1" x 11' 4" min (6.12m x 3.45m min)

A spacious lounge / diner providing a versatile family space. Double glazed window to the front and rear elevations, laminate flooring, radiator(s) and powerpoint(s). Door leading into kitchen.

Kitchen

15' max x 7' 7" min (4.57m max x 2.31m min)

Comprising a range of matching wall and base units with contrast worktop over incorporating stainless steel sink and drainer. Integrated oven with four ring gas hob and extractor hood over. Space for washing machine, tumble dryer, fridge and freezer. Tiled flooring and partially tiled walls. Storage space under stairs, double glazed window to rear elevation overlooking the garden and fantastic views. UPVC door providing access to the rear garden, radiator and powerpoint(s).

Landing To First Floor

Providing access to all first floor rooms and stairs to loft room. Fitted carpet and partial wood-panelled walls.

Bedroom One

9' 11" x 9' 2" (3.02m x 2.79m)

Double bedroom with fitted carpet, double glazed window to front elevation, radiator and powerpoint(s).

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Further double bedroom with fitted carpet, double glazed window to rear elevation, radiator and powerpoint(s).

Bedroom Three

6' 9" x 5' 11" (2.06m x 1.80m)

Single bedroom with double glazed window to front elevation, fitted carpet, radiator and powerpoint(s).

Family Bathroom

Four piece suite comprising corner bath, shower, low level wc and sink with storage under. Fully tiled walls, obscured double glazed window to rear elevation and heated towel rail. Storage cupboard housing newly fitted boiler.

Loft Room

14' 1" max x 10' 2" max (4.29m max x 3.10m max)

Spacious loft room accessed via stairs from first floor landing. Fitted carpet, double glazed velux window and eaves storage cupboards. Please note that there is restricted headspace in some areas.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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