



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

**FOR SALE
£110,000**



- **3 BEDROOMS**
- **SPACIOUS LOUNGE DINER**
- **RENT SMART WALES COMPLIANT**



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Property Description

T Samuel Estate Agents bring to market this 3 bedroom forecourt front mid terraced property.

Situated in the Morgan Street, Miskin, Mountain Ash.

The property is in good condition and has been well maintained, though it offers scope for some updating to make it your own. It is also rent smart Wales compliant. Making it an ideal investment for any landlord to add to your portfolio, would also make a perfect home for a first time buyer.

Property comprises:

Hallway, Spacious lounge diner. Kitchen. Downstairs Bathroom. 3 bedrooms. Tiered rear garden. Forecourt garden to the front.

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.

Hallway

2.76 m x 0.96 m

Enter the property via Upvc front door. Artex ceiling and smooth emulsion walls. Solid oak flooring. Door to lounge diner and staircase to first floor.



Lounge Diner

6.43 m x 3.47 m

This spacious lounge diner is the perfect space for the family. It features solid oak flooring and Upvc window to the front making the room light and airy. Artex ceiling and smooth emulsion walls. Radiators. Power Points. Solid oak flooring. Door to understairs storage and door leading to the kitchen.



Kitchen

3.64 m x 2.49 m

Ample base and wall units in solid oak with complimentary work tops. Gas hob and double electric oven. Space for under counter fridge and freezer. Plumbing for washing machine. Artex ceiling and smooth emulsion walls with tiled splashbacks. Radiator. Power points. Ceramic tiled floor. Door leading to bathroom and Upvc door to rear garden.



Ground floor bathroom

3.46 m x 1.65 m

Bathroom suite comprising Bath, Wash Hand basin and WC. Featuring large corner shower with modern tiling. Ceramic tiled floor. Chrome heated towel rail. Smooth emulsion ceiling and walls. Upvc window to the rear.



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

Artex ceiling and smooth emulsion walls. Radiator. Power points. Upvc window to the front

Bedroom 2

2.80 m x 2.52 m

Artex ceiling and smooth emulsion walls. Radiator. Power points. Upvc window to the rear.

Bedroom 3

2.93 m x 2.21 m

Artex ceiling and smooth emulsion walls. Radiator. Power points. Upvc window to the front.



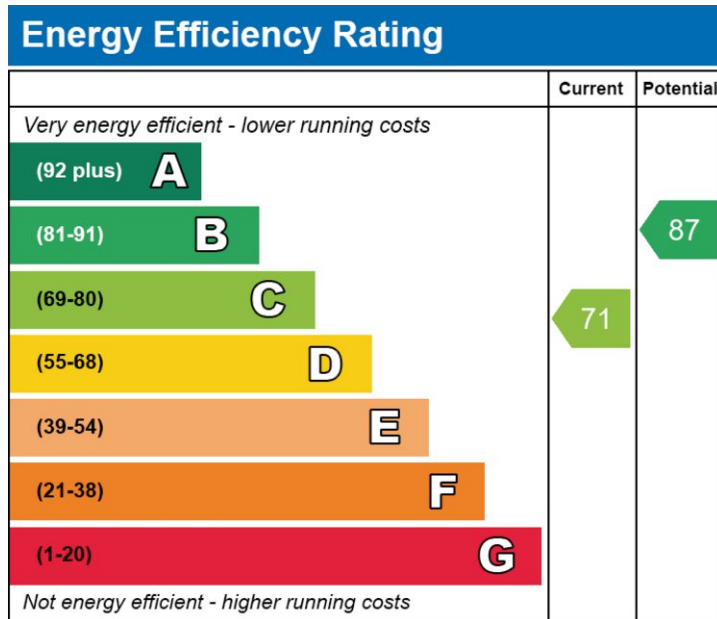








EPC



FLOORPLAN

Misdescriptions Act 1991

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