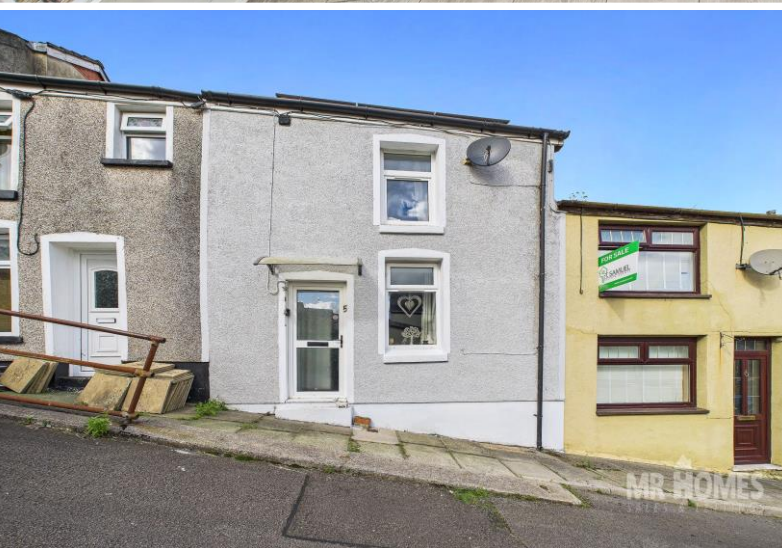


02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Mount Pleasant Place
Mountain Ash. RCT
CF45 3DA

Guide Price £99,950 to £109,950
Freehold

Mount Pleasant Place, Mountain Ash CF45 3DA

- *** NO CHAIN ***
- *** PRICED TO SELL QUICKLY ***
- 2-BED TERRACED PROPERTY
- MODERNISED THROUGHOUT
- MOUNTAINSIDE VIEWS
- RE-FITTED KITCHEN & BATHROOM
- uPVC D/G WINDOWS
- ELECTRIC TEMPEST HEAT PUMP (NO GAS)
- SOLAR PANELS (OWNED)
- TENURE: FREEHOLD.



*** NO CHAIN *** PRICED TO SELL QUICKLY ***

2-BED TERRACED PROPERTY - MODERNISED BY VENDOR - RE-FITTED KITCHEN & BATHROOM - OPEN-PLAN MODERN LIVING - MOUNTAINSIDE VIEWS - CLOSE TO SHOPS & AMENITIES - EXCELLENT TRANSPORT LINKS - NEAR TO MOUNTAIN ASH TRAIN STATION (WITHIN HALF OF A MILE 0.5mi) - uPVC D/G WINDOWS - CENTRAL HEATING & HOT WATER POWERED BY A MODERN TEMPEST HEAT PUMP - SOLARE PANELS
TENURE: FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** with **No Ongoing Chain** this 2-Bedroom Terraced Property, comprising in brief; Enter via a uPVC Obscured D/g Door, Open-Plan Living Room & Kitchen, Rear Lobby, Utility Room, Staircase to the 1st Floor Landing, hatch to Loft, Bedroom 1, Bedroom 2 & a Family Bathroom Suite. The Rear Garden is Enclosed and achieves Mountainside Views. There are Parking Spaces Available at the Top of the Hill, very near to the Property. The Property Further Benefits from uPVC Double Glazing Windows, Central Heating Powered by a Tempest Electric Heat Pump and Solar Panels, Helping to Reduce the Household Running Costs.



EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

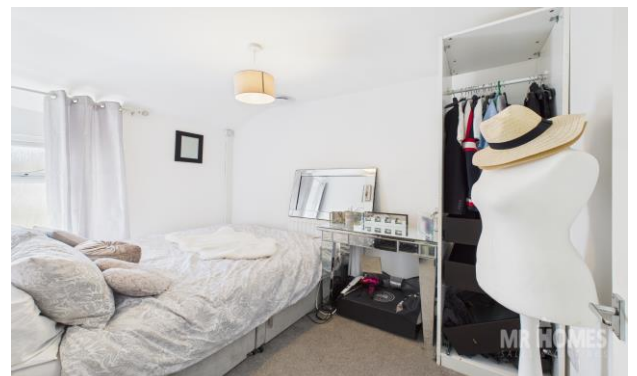
360 VR Tour Link > <https://tour.giraffe360.com/mountpleasantplace5ap>

EPC Rating = Awaiting Updated Assessment...

Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.



FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK

OPEN-PLAN Living Room & Re-Fitted Kitchen

19' 1" x 13' 2" (5.81m x 4.01m)

Living Area: - Enter via an Obscured D/g Door, Quality Laminate Flooring, uPVC D/g Window to Front, Double Panel Radiator, Wall Mounted Electricity Meter, RCD Consumer Unit, & Solar Panel Isolation Switch. Plastered Walls & Ceiling.

Kitchen Area: - Re-Fitted Kitchen, Matching Wall & Base Units with Marble Work Surfaces Over, Inset Stainless Steel Sink with Mixer Tap Over, Double Panel Radiator, Wall Mounted Electric Extractor Fan, Understair Storage Area, uPVC D/g Window to Rear, uPVC D/g Door to Rear Lobby with uPVC D/g Window Above. Staircase to the 1st Floor Landing. Plastered Walls & Ceiling.

Rear Lobby

5' 2" x 4' 1" (1.57m x 1.24m)

Access to the Utility Room, uPVC Half-Glazed D/g Door to Rear Garden.

Utility Room

5' 4" x 5' 0" (1.62m x 1.52m)

Plumbed for Washing Machine, uPVC D/g Window to Rear, PowerPoints, Tempest Heat Pump Cylinder, Double Panel Radiator.

1st Floor Landing

7' 1" x 2' 11" (2.16m x 0.89m)

Quality Fitted Carpet to Staircase and Landing, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2 & the Bathroom Suite.

Bedroom 1

13' 10" x 8' 9" (4.21m x 2.66m)

Quality Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls & Ceiling.

Bedroom 2

9' 11" x 6' 11" (3.02m x 2.11m)

Quality Fitted Carpet, uPVC Obscured D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

Bathroom - 3-Piece White Matching Re-Fitted Suite

6' 10" x 4' 0" (2.08m x 1.22m)

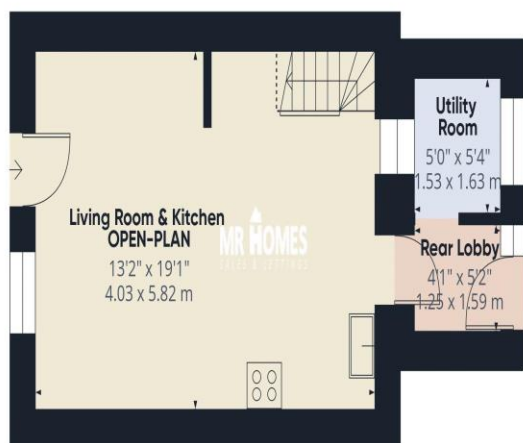
Vinyl Flooring, Panel Bath with Mixer Tap & Attached Mixer Shower, Glass Shower Screen, Wash Hand Basin with Chrome Mixer Tap Over & Vanity Cupboard, Close-Coupled W.c, Panelled Walls, Ceiling Mounted Extractor Fan.

Rear Garden - Enclosed with Mountainside Side Views.

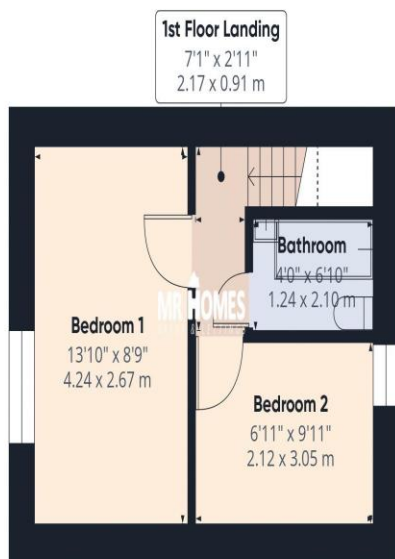
Laid Lawn, Concrete Pathway, Brick-Built Outbuilding for Storage.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Ground Floor



1st Floor



Approximate total area⁽¹⁾

558 ft²

51.8 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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