



Victor Street

Mountain Ash, CF45 3LG

£89,995



Popular location of Victor Street, Mountain Ash, this mid-terrace house presents a wonderful opportunity for those seeking a comfortable and spacious home. Originally a three-bedroom property, it has been reconfigured to offer two generous bedrooms, providing ample space for relaxation and rest.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, making it an ideal choice for families or couples alike. The property boasts a well-appointed shower room, ensuring convenience for daily living.

The stone fronted exterior adds character and charm, while the forecourt and rear garden offer delightful outdoor spaces for gardening or simply enjoying the fresh air. The rear aspect provides pleasant views, enhancing the overall appeal of the home.

Additional features include gas central heating and double-glazed windows. Located within close proximity to Mountain Ash town centre, residents will benefit from easy access to local amenities, shops, and transport links.

This spacious two-bedroom terrace house is in need of updating and modernisation.



Hallway

Stairs to first floor. Wooden front door. Radiator.

Lounge 11'02" x 8'05" (3.40 x 2.57)

Radiator. Gas fire with back boiler serving hot water and heating system. UPVC double glazed window to front. Double doors through to:-

Sitting Room 11'08" x 12'02" (3.56 x 3.71)

Gas fire with wooden surround and marble insert and hearth. Under stairs storage cupboard.

Kitchen/Diner - L Shaped 7'00" x 15'02" max (2.13 x 4.62 max)

Radiator x 2. Tiled splash backs. Cooking by electric. Sink unit. UPVC double glazed window to rear. UPVC double glazed door. Wall and base units.

Downstairs shower room 7'x 10'2 (2.13mx 3.10m)

With modern suite comprising shower cubicle, wash hand basin and w.c., 2 windows to rear aspect. Radiator. Provision for plumbed in washing machine.

Landing

Airing cupboard. UPVC double glazed window to rear.

Bedroom 1 11'01" x 15'04" max 8'06" min (3.38 x 4.67 max 2.59 min)

Radiator. 2 x UPVC double glazed window to front. Fitted wardrobe.

Bedroom 2 9'06" x 8'10" (2.90 x 2.69)

Radiator. UPVC double glazed window to rear. Fitted wardrobes.

Attic

Ladder access. Boarded. Electric light.

Rear Garden

Paved patio garden. Rear access. Storage shed with power and light connected. Views to rear aspect.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

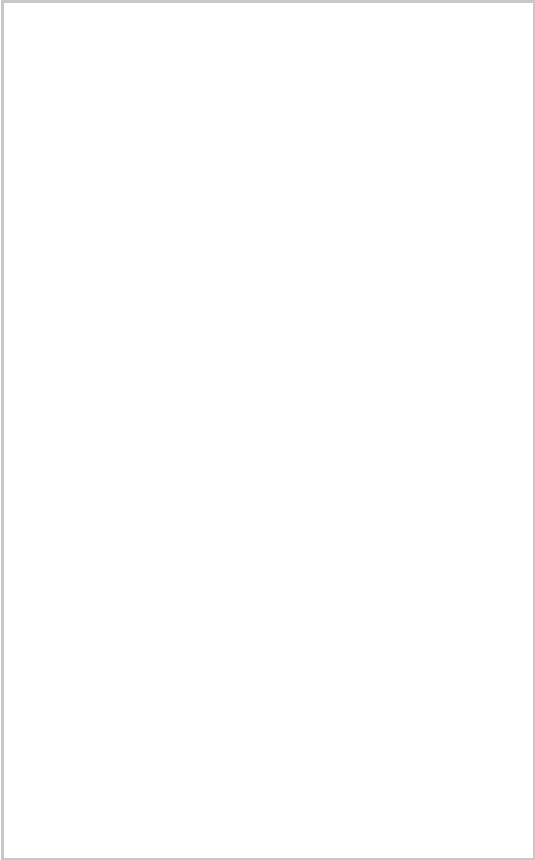
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

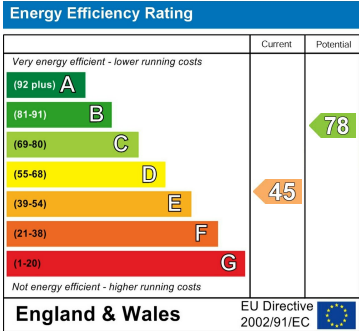
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.