



# T Samuel Estate Agents

Tel: 01443 476419 Website: [www.tsamuel.co.uk](http://www.tsamuel.co.uk) Email: [info@tsamuel.co.uk](mailto:info@tsamuel.co.uk)



**Aberpennar Street**

**Darranlas, Mountain Ash, CF45 3LS**

## FOR SALE

- 3 BEDROOMS
- ATTIC SPACE
- NO ONWARD CHAIN
- END OF TERRACE WITH SIDE ENTRANCE

**£129,950**





## Property Description

**\*\* PACK YOUR BAGS AND MOVE STRAIGHT IN \*\***

A good size family home situated in the popular location of Darranlas.

The property comes with newly laid carpets, no onward chain and is available to move straight in.

Currently a 3 bedroom with attic space however could easily be made into a 4 bedrooms with attic space.

Primary school on your door step together with local play park/skate park making this an ideal family location.

The town of Mountain Ash is within walking distance with it's local amenities, GP surgery, hospital and train station.

The recently built link road is a short drive away providing easy access to Cardiff and the heads of the valley link road.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom, three bedrooms and attic space.





#### ENTRANCE HALL

3' 9" x 3' 6" (1.15m x 1.09m) Entrance via a white uPVC front door. Emulsion ceiling. Wallpaper walls. Attractive Moroccan theme tile effect vinyl flooring. Electric meter and fuse board in cupboard. Door to lounge.

#### LOUNGE

21' 6" x 12' 5" (6.56m x 3.79m) Newly laid carpet. Emulsion walls and ceiling. Two radiators. Power points. Door leading to walk in storage. Under stairs storage. Stairs to first floor. Wooden fire surround housing electric pebble effect fire. Door to kitchen. uPVC window to the front.



#### KITCHEN

15' 1" x 9' 8" (4.61m x 2.95m) Emulsion ceiling and walls with one wall which has been papered as a feature. Attractive Moroccan themed tile effect vinyl flooring. White wall and base units with chrome handles. Black work surface. Plumbed for automatic washing machine. Stainless steel sink unit. New built in oven with halogen hob. Radiator. Power points. Door to bathroom and uPVC door leading to rear.

#### DOWNSTAIRS BATHROOM

11' 3" x 6' 2" (3.45m x 1.88m) Three piece suite in white comprising bath with over head shower and folding shower screen, w.c and wash hand basin with vanity underneath. Tall white storage cupboard Chrome towel rack./ Emulsion ceiling and walls. Attractive Moroccan themed tile effect vinyl flooring. Radiator. uPVC window with frosted glass to the rear.



#### LANDING

11' 8" x 2' 8" (3.56m x 0.83m) Artex ceiling. Wallpaper walls. Newly laid carpet. Radiator. Doors to three bedrooms and attic space.

#### BEDROOM 1

16' 3" x 10' 10" (4.96m x 3.31m) Large bedroom which could easily be converted into 2. Emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. Two uPVC windows to the front.

#### BEDROOM 2

10' 7" x 9' 11" (3.24m x 3.04m) Artex ceiling. Emulsion and wallpaper walls. Newly laid carpet. Radiator. Power points. uPVC window to the rear.

#### BEDROOM 3

10' 8" x 9' 10" (3.26m x 3.01m) Artex ceiling. Emulsion and wallpaper walls. Newly laid carpet. Radiator. Power points. Cupboard housing new boiler. uPVC window to the rear.







#### ATTIC SPACE

13' 8" x 13' 7" (4.18m x 4.16m) Emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. Velux window. Storage.

#### EXTERIOR

L shaped concrete area with outside tap and hose. Steps leading to further patio area and section of lawn. Side entrance. Brick built BBQ. Beautiful views of the surrounding mountain side.





#### 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.





22 Oxford Street  
Mountain Ash  
Rhondda Cynon Taff  
CF45 3PL

[www.tsamuel.co.uk](http://www.tsamuel.co.uk)  
[info@tsamuel.co.uk](mailto:info@tsamuel.co.uk)  
01443 476419

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements