



# T Samuel Estate Agents

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**Hamilton Street**  
Mountain Ash, CF45 3RH

## FOR SALE

- 3 BEDROOMS
- BEAUTIFUL VIEWS
- CLOSE TO TOWN CENTRE
- RENOVATION PROJECT

**£89,950**







## Property Description

\*\*\* RENOVATION PROJECT \*\*\*

A mid terrace three storey property situated on the outskirts of Mountain Ash.

This property comes with deceptively spacious accommodation and is looking for a new owner to bring it back to life.

Beautiful views of the local mountain side from the rear of the property.

The current owner has previously applied for planning permission for a garage to be built to the rear.

Within walking distance of Mountain Ash town centre with all it's amenities, GP surgery, hospital and train station. The A470 is a short drive away allowing easy commute to Cardiff and the heads of the valley link roads.





Accommodation: Entrance porch, entrance hall, 3 reception rooms, kitchen, downstairs bathroom, large storage room, three bedrooms and rear garden.

#### ENTRANCE PORCH

3' 10" x 3' 1" (1.18m x 0.94m) Entrance via wooden front door. Wallpaper and tongue and groove walls. Electric meter and fuse board. Door leading to hallway.

#### HALLWAY

8' 4" x 3' 1" (2.56m x 0.94m) Wallpaper ceiling. Emulsion and wallpaper walls. Carpet flooring. Radiator. Stairs to first floor. Doors to two reception rooms. Original archway feature.



#### RECEPTION ROOM 1

11' 1" x 9' 3" (3.38m x 2.83m) Cupboards in the alcoves. Original fireplace. Wallpaper ceiling. Emulsion walls. Carpet flooring. Power points. Wall mounted boiler. uPVC window to the front.

#### RECEPTION ROOM 2

11' 8" x 10' 11" (3.58m x 3.34m) Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. uPVC to the rear with amazing views of the local mountain side. Stairs to basement.

#### RECEPTION ROOM 3

12' 4" x 10' 11" (3.76m x 3.33m) 3rd reception room in basement floor. Emulsion ceiling with beams. Emulsion walls. Carpet flooring. Coal fire. Cupboards in alcoves. Door to further storage rooms and door to bathroom.



#### STORAGE ROOM

Large storage room. Emulsion walls and ceilings. Carpet flooring.

#### DOWNSTAIRS BATHROOM

10' 9" x 5' 2" (3.29m x 1.60m) Bath with over head shower. Wash hand basin and w.c. Tongue and groove ceiling. Emulsion and tiled walls. Tiled flooring. Radiator. Power point. Constantine door to storage.

#### KITCHEN

9' 8" x 7' 6" (2.96m x 2.29m) Wood base and wall units with work surface. Emulsion and tiled walls. Emulsion ceiling. Tiled flooring. uPVC window and door to the rear. Radiator. Power points. Plumbed for automatic washing machine. Stainless steel sink unit.

#### LANDING

13' 3" x 2' 5" (4.04m x 0.75m) Wallpaper walls and ceiling. Carpet flooring. Radiator. uPVC window to the rear. Doors leading to 3 bedrooms. Attic access.







#### BEDROOM 1

10' 0" x 9' 3" (3.07m x 2.83m) Wallpaper walls and ceiling. Carpet flooring. Power points. uPVC window to the rear. Original fireplace.

#### BEDROOM 2

10' 0" x 7' 1" (3.05m x 2.17m) Emulsion walls and ceiling. Carpet flooring. Power points. uPVC window to the front. Sound proofed walls and floor. This room has been independently wired.

#### BEDROOM 3

7' 5" x 6' 11" (2.27m x 2.12m) Artex ceiling. Wallpaper walls. Carpet flooring. Power points. uPVC window to the front.



#### REAR

Pathway leading down to rear lane access and storage shed. Enclosed garden with shrubs.

The current owner had applied previously to planning for a garage to be built at the rear of the property.





#### 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.

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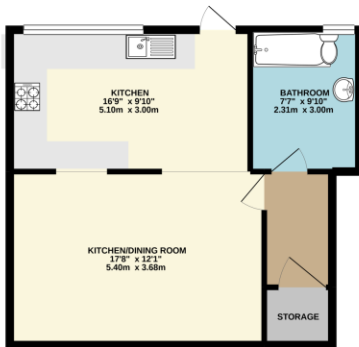
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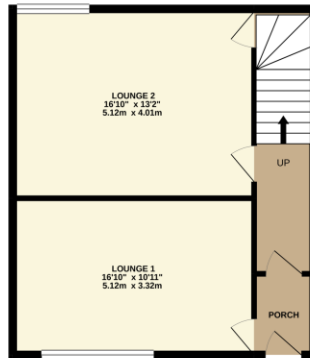


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

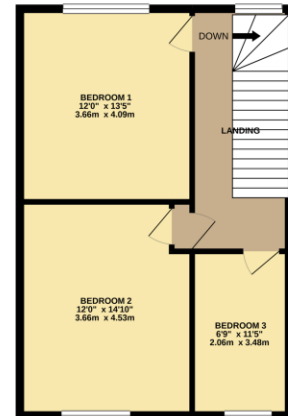
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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