



T Samuel Estate Agents

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Upper Fforest Level
Mountain Ash, CF45 4HR

FOR SALE

- 2 BEDROOMS
- CLOSE TO TOWN CENTRE
- SOLD WITH NO ONWARD CHAIN
- TWO GARAGES PLUS HARDSTANDING

£95,000





Property Description

***** NOT JUST ONE BUT TWO GARAGES PLUS
HARDSTANDING *****

A rare opportunity to purchase this end of terrace property which comes with not just one but two garages plus a hardstanding.

The property is in need of some renovation however this is mostly cosmetic.

Properties with ample off road parking do not come along very often.

The property is situated in a quiet location in Newtown on the outskirts of Mountain Ash town centre and is to be sold with no onward chain.

Mountain Ash town centre is within walking distance providing shops, GP surgery, hospital and train station. Primary and comprehensive schools within walking distance.



The A470 is a few minutes drive away providing easy access to Cardiff and the Heads of the Valley link roads.

Accommodation: Entrance hall, lounge, kitchen, dining room, downstairs wet room, two bedrooms and two garages plus hardstanding.

ENTRANCE HALL

3' 7" x 2' 7" (1.10m x 0.79m) Entrance via an Oak colour uPVC front door. Artex ceiling. Wallpaper walls. Electric meter and fuse board. Stairs to first floor. Door to lounge. Laminate flooring.



LOUNGE

18' 8" x 14' 0" (5.71m x 4.28m) Artex ceiling. Emulsion walls. Brick feature wall. Laminate flooring. Wooden fire surround housing coal effect fire. Two radiators. Power points. Door to kitchen. uPVC window to the front and side allowing in plenty of natural light.

KITCHEN

12' 0" x 7' 8" (3.67m x 2.34m) Ample base and wall units in wood with complimentary work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Artex ceiling. Emulsion walls with tiles around work surface. Radiator. Power points. Laminate flooring. Door to dining room and downstairs wet room. uPVC door to the rear and window to the front.



DINING ROOM

12' 10" x 12' 2" (3.92m x 3.72m) Artex ceiling. Laminate flooring. Emulsion walls. Radiator. Power points. uPVC patio doors to rear.

DOWNSTAIRS WET ROOM

9' 0" x 7' 8" (2.75m x 2.35m) Wet room comprising wash hand basin, w.c and half height shower doors. Artex ceiling. Emulsion walls. Non slip flooring. Storage cupboard. Radiator.

LANDING

Artex ceiling. Emulsion walls. carpet flooring. Doors to two bedrooms. Attic access.



BEDROOM 1

12' 0" x 9' 1" (3.67m x 2.79m) Artex ceiling. Emulsion walls. Radiator. Carpet flooring. Power points. Fitted wardrobes with sliding glass doors. Large built in storage cupboard housing combi boiler. Storage cupboard with louvre door. uPVC window to the front.

BEDROOM 2

9' 1" x 8' 2" (2.77m x 2.50m) Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Large walk in wardrobe/storage cupboard. uPVC window to the side.



EXTERIOR

Front - Large metal gate leading to hardstanding and two garages. Lawn section to the side of garages.

Rear - Patio area with shed. Couple of steps leading to pathway with lawn either 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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