T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL
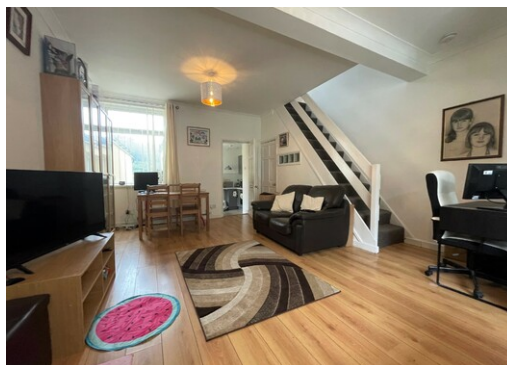**01443 476419**
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Main Road, Abercynon
CF45 4BX

FOR SALE
£119,950

- **3 BEDROOMS**
- **INVESTMENT OPPORTUNITY**
- **CLOSE TO LOCAL AMENITIES**

3   1   1

Property Description

ENTRANCE HALL

1.70 m x 1.20 m

Entrance via a composite front door. Laminate flooring. Emulsion ceiling with sunken spotlight. Electric meter and fuse board. Emulsion walls. Glass block built feature wall. Door to lounge.

LOUNGE

6.30 m x 4.50 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Two radiators. Under stairs storage. Door to kitchen Stairs to first floor. uPVC window to the front and rear allowing in plenty of natural light.

KITCHEN

3.00 m x 3.00 m

Ample base and wall units in grey gloss with complimentary work surface. Built in oven and hob with extractor hood above. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling with coving. Emulsion walls with splash back around work surface. Laminate flooring. Radiator. Power points. Door to bathroom. uPVC window to the side and door to rear.

DOWNSTAIRS BATHROOM

3.00 m x 2.50 m

Three piece suite in white comprising bath with over head shower, w.c and wash hand basin with vanity unit. Laminate flooring. Emulsion ceiling with coving. Emulsion and tiled walls. Radiator. Built in cupboard housing combi boiler. Two uPVC windows to the rear with frosted glass.

LANDING

Emulsion ceiling and walls. uPVC window to the rear. Doors tot here bedrooms. Attic access.

BEDROOM 1

3.70 m x 2.40 m

Emulsion ceiling with coving. Emulsion walls. Radiator. Power points Laminate flooring. uPVC window to the front.

BEDROOK 2

2.90 m x 2.60 m

Emulsion ceiling with coving. Emulsion walls. Radiator. Power points   Carpet flooring. uPVC window to the rear.

BEDROOM 3

2.80 m x 2.10 m

Emulsion ceiling with coving. Emulsion walls. Radiator. Power points   Carpet flooring. uPVC window to the front.

EXTERIOR

Rear - Steps leading down to enclosed rear area. Decked area with fish pond leading to decorative stones and a further decked area with shed. Panoramic views over the local
mountain side.

BASEMENT
There is a storage/workshop basement. Electric installed.

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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN

GROUND FLOOR

1ST FLOOR

BATHROOM

KITCHEN

LIVING ROOM

PORCH

BEDROOM 3

LANDING

BEDROOM 1

BEDROOM 2

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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