



# T Samuel Estate Agents

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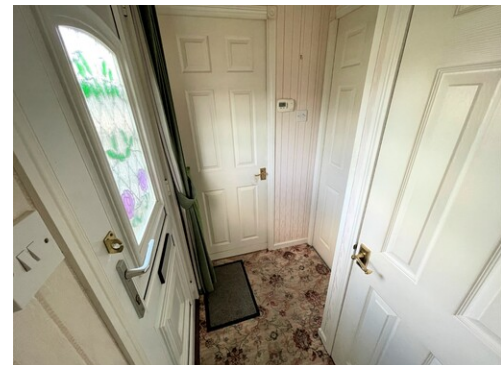
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**Montana Park, Hirwaun  
CF44 9HY**

**FOR SALE  
£69,995**



- ONE BEDROOM
- QUIET LOCATION
- PARK HOME FOR THE OVER 50'S



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## Property Description

**\*\* ONE BEDROOM WITH ALLOCATED PARKING \*\***

T Samuel Estate Agent introduce a charming one bedroom detached park home designed exclusively for the over 50's.

This thoughtfully designed home features a convenient parking space for one vehicle and boasts low maintenance patios to the front, side and rear.

Enjoy the ease of outdoor living in this tranquil setting.

The property is subject to Probate which is due to commence.

Accommodation: Entrance hall, kitchen/diner, lounge, one bedroom and bathroom.

### ENTRANCE HALL

Entrance via a white uPVC front door. Wallpaper walls. Wallpaper ceiling with coving. Carpet flooring. Door leading to storage cupboard, bathroom, bedrooms and kitchen/diner.

### KITCHEN/DINER

3.56 m x 3.01 m

Ample space for small dining table and chairs. Base and wall units with complimentary work surface. White sink unit. Built in oven and hob. Vinyl flooring. Plumbed for automatic washing machine. Radiator. Power points. Wallpaper ceiling with coving. Wallpaper walls. Cupboard housing combi boiler. Dual aspect uPVC windows to front and rear. Entrance into lounge.





## LOUNGE

4.08 m x 3.54 m

Wooden mantle with hearth housing coal effect fire. Vinyl flooring. Wallpaper walls. Wall paper ceiling with coving. Radiator. Power points. Dual aspect uPVC windows to the side and front with uPVC patio doors to the rear.



## BATHROOM

2.32 m x 1.67 m

Large shower cubicle, wash hand basin and w.c. Panelled walls and ceiling with coving. Vinyl flooring. uPVC window to the rear with frosted glass.

## BEDROOM 1

2.32 m x 1.67 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Large fitted wardrobes. uPVC window to the front.



## EXTERIOR

Front - Recently updated patio area.

Side - Parking for one vehicle. Wrap around patio leading to the rear. Garden shed.

Rear - Enclosed patio area which is low maintenance.











#### 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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EPC

FLOORPLAN

