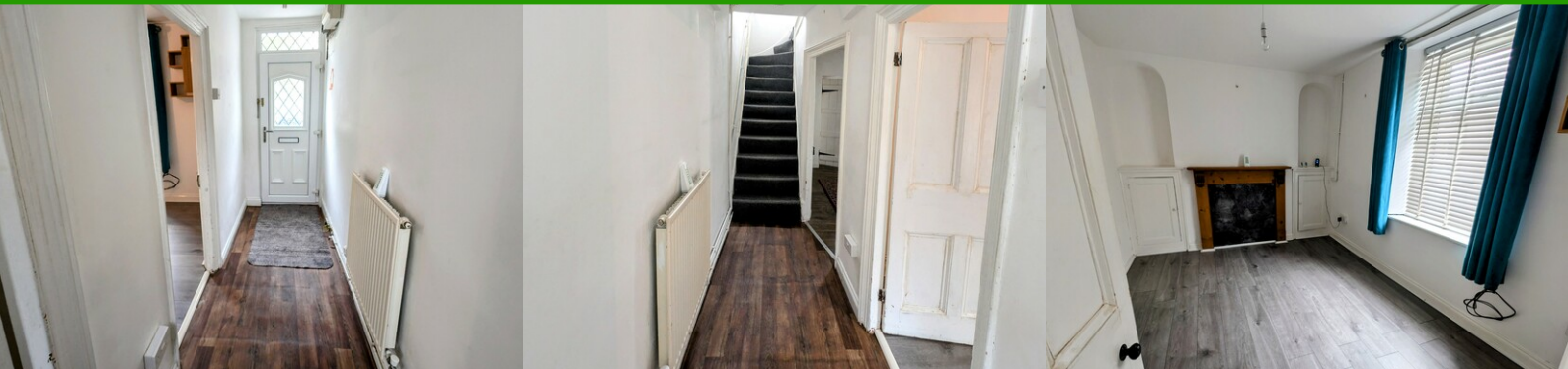




**Dover Street, Mountain Ash,  
CF45 3HU. CF45 3HU**

**FOR SALE  
£105,000**



- **3 BEDROOM**
- **2 BATHROOMS**
- **CLOSE TO TRAIN STATION**



**3**



**2**



**1**





## **Property Description**

**\*\* 3 BEDROOM TERRACED HOUSE, IDEAL FOR FIRST TIME BUYERS \*\***

T.Samuel are pleased to bring to the market this charming 3-bedroom stoned front terraced house, nestled within the heart of the town centre.

Stepping inside, you're greeted by a warm and inviting ambiance, with a cosy living area adorned with original, timeless finishes and ample natural light filtering through.

Featuring two bathrooms, one upstairs and one downstairs, it seamlessly blends convenience with comfort.

A standout feature is its expansive garden, offering ample space for outdoor activities and relaxation.

Conveniently located within close proximity to amenities, schools, and transport links, this charming terraced house presents an ideal opportunity for families and first time buyers.

Property comprises of entrance hallway, living room, kitchen diner, and ground floor bathroom. To the first floor, there are three bedrooms and a convenient shower room. Garden to the rear.

**SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN!**

Don't miss the opportunity to call this gem home!

### **Entrance hallway**

3.75 m x 1.08 m

Enter the property via Upvc door. Smooth emulsion ceilings and walls. Radiator. Laminate flooring. Original painted doors leading to living room and kitchen/diner. Staircase to first floor

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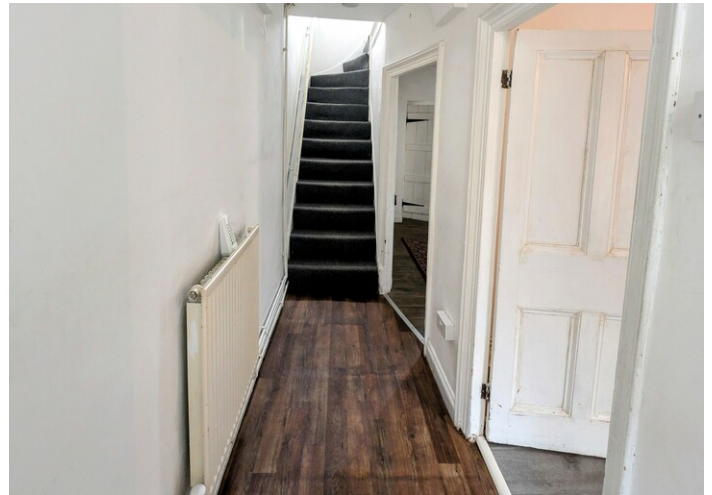


### **Living room**

3.92 m x 2.84 m

Cosy living room with 'Pine ornate feature fireplace which adds warmth and is an inviting atmosphere. Alcoves either side with original cupboard doors are a charming touch too. Perfect place to relax and unwind at the end of the day. Smooth emulsion ceiling and walls. Laminate flooring. uPVC window to the front. Radiator. Power points.

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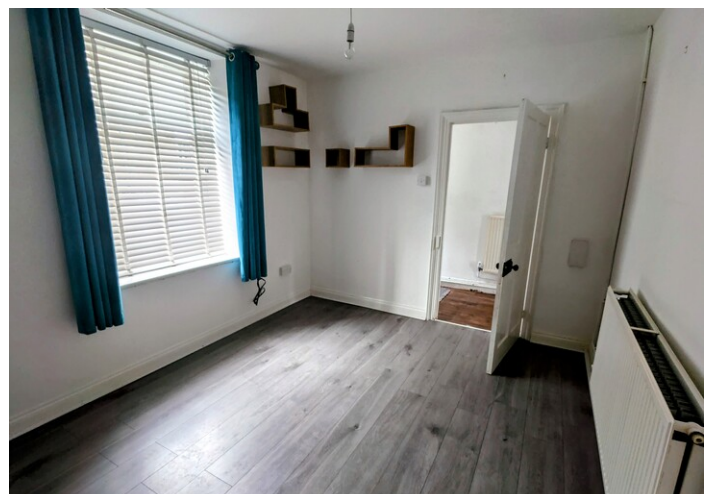


### **Kitchen/Diner**

3.88 m x 3.35 m

The kitchen has a classic choice of cream shaker style matt base and wall units. The complimentary worktop adds a nice touch. Integrated oven and ceramic hob for convenient cooking. Original painted doors leading to under stairs storage and ground floor bathroom. Upvc door leading to rear garden. Smooth emulsion ceiling. Emulsion walls with feature wall paper. Tiled splashbacks. Vertical designer radiator. Power points

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### **Downstairs Bathroom**

2.76 m x 1.68 m

Convenient ground floor 3 piece bathroom suite in white with complimentary chrome fittings. Smooth ceiling. Attractive tiled walls. Cushion style tiled flooring. Upvc windows one to the rear and one to the side of the property. Radiator.

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### **Landing**

2.83 m x 0.82 m

Smooth ceiling and walls. Carpeted flooring. uPVC window to the rear. Original painted doors weith lift up latches leading to shower room and 3 bedrooms.

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### **Shower room**

1.91 m x 1.09 m

Corner shower cubicle with wash hand basin and w.c. Emulsion ceiling and walls with tiles around splash back area. . Cushion flooring. Chrome wall mounted towel radiator.

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### **Bedroom 1**

3.15 m x 2.81 m

Smooth emulsion ceiling and walls. Carpeted flooring. Original painted door with lift up latch. uPVC window to the front. Radiator. Power points.

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### **Bedroom 2**

2.81 m x 1.86 m

Smooth emulsion ceiling and walls. Carpeted flooring. uPVC window to the rear. Radiator. Power points. Original painted door with lift up latch.

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### **Bedroom 3**

3.14 m x 1.95 m

Smooth emulsion ceiling and walls. Carpeted flooring. Radiator. uPVC window to the front. Power points. Original painted door with lift up latch.

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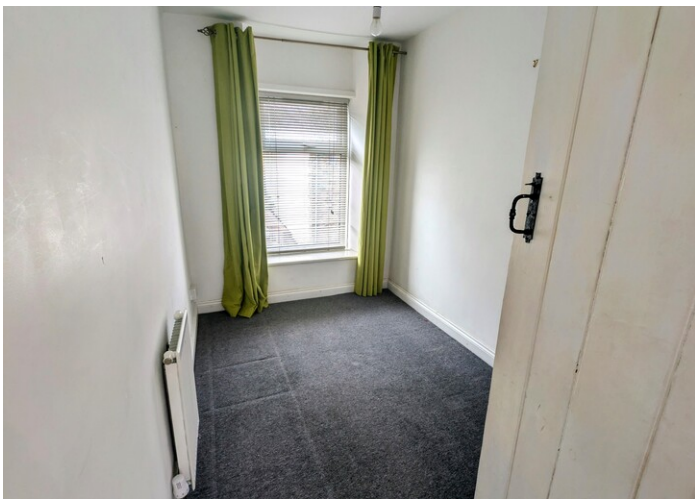
### **Rear garden**

Access to the rear garden is via a few steps. Large storage shed with electric. Rear garden with patio and laid lawn. Fabulous far reaching views over the surrounding mountainside. Rear lane access.

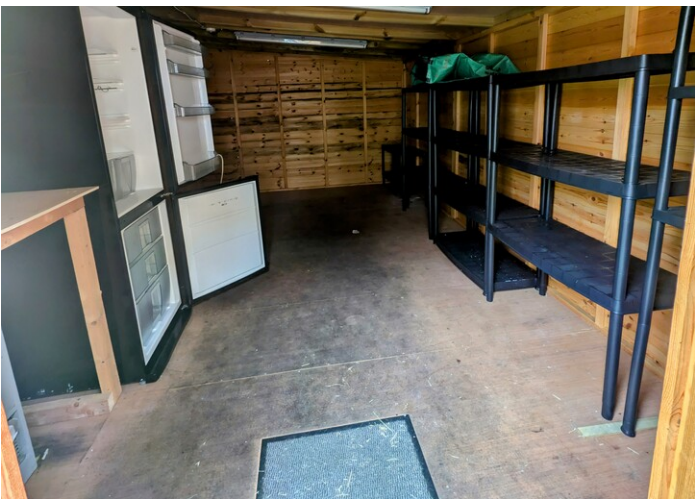
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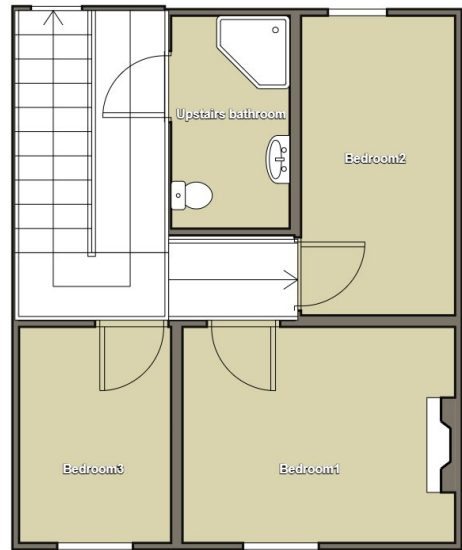
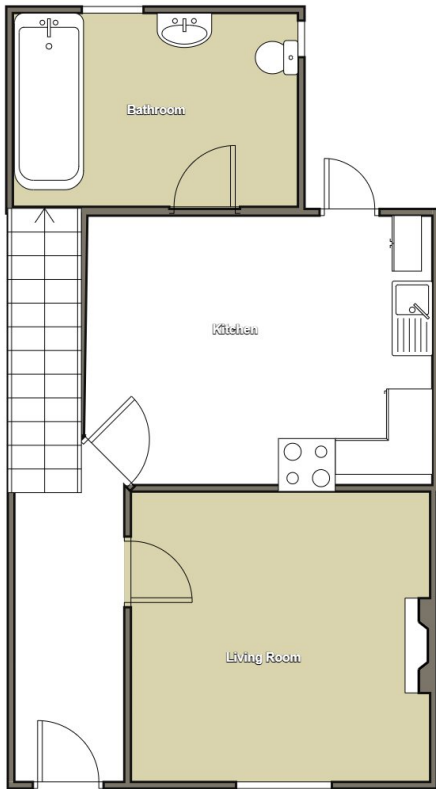




# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

# FLOORPLAN



## 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.