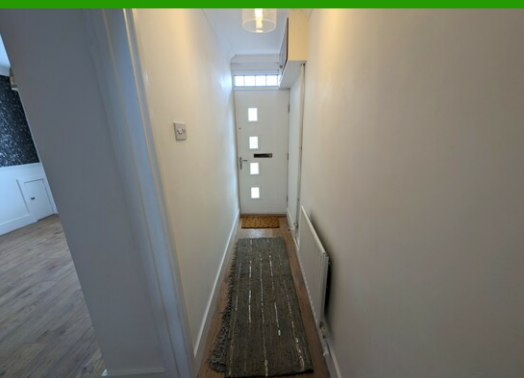




**Darran Road, Mountain Ash  
CF45 3HG**

**FOR SALE  
£155,000**



- **DETACHED**
- **THREE BEDROOMS**
- **NO ONWARD CHAIN**



**3**



**1**



**1**





## **Property Description**

\*\*\* DETACHED WITH THREE BEDROOMS \*\*\*

T Samuel Estate Agents bring to the market this detached three bedroom house which has been modernised and is ready for you to move right in.

With it's prime location, you'll have all the convenience of town centre living right at your doorstep.

Don't miss out on this amazing opportunity to make this house your perfect home sweet home!

It features a brand new kitchen that's sure to impress. Modern appliances and sleek finishes, it's a chef's dream come true.

Low maintenance rear patio area, perfect for enjoying some fresh air without the hassle of extensive upkeep. Ideal space for relaxation and outdoor gatherings.

Shops, GP surgery and train station on your door step. Recently built link road is a few minutes drive away providing easy access for commuters to the A470.

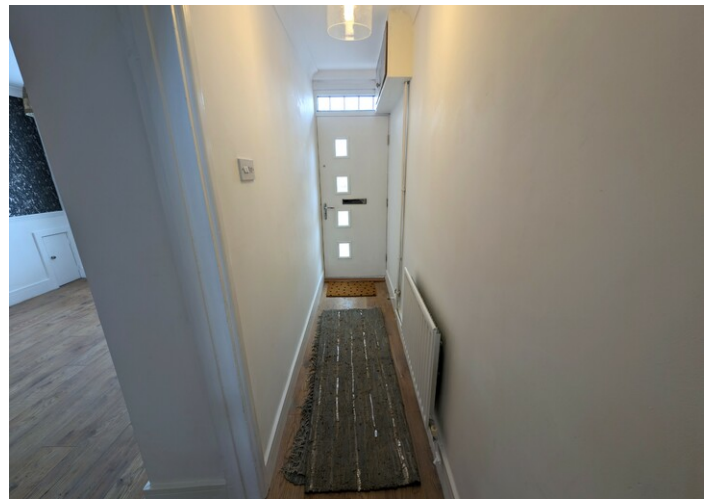
The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom and three bedrooms.

## **ENTRANCE HALL**

Entrance via a composite front door. Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Stairs to first floor. Entrance to lounge. Cupboard housing electric meter and fuse board.

---



## **LOUNGE**

6.64 m x 3.63 m

Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Two radiators. Power points. Laminate flooring. Under stairs storage. White fire surround and hearth housing coal effect fire. Entrance to kitchen. uPVC window to the front.

---

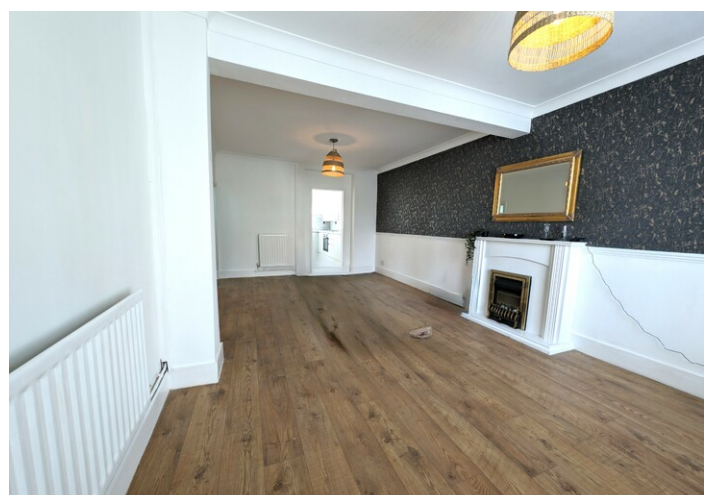


## **KITCHEN**

3.65 m x 2.92 m

Ample base and wall units in handleless grey gloss. Complimentary grey slate effect work surface and splash backs. Built in oven and hob. Integrated washing machine. Chrome power points. Emulsion ceiling with coving and sunken sport lights. Emulsion walls. Laminate flooring. Dual aspect uPVC windows. uPVC door to rear.

---





### **DOWNSTAIRS BATHROOM**

2.65 m x 1.74 m

Three piece suite in white comprising roll top slipper bath, w.c and wash hand basin. Emulsion ceiling with coving and sunken spotlights. Tiled walls. Radiator. Tiled flooring. uPVC window to the rear.

---



### **LANDING**

Carpet flooring. Emulsion walls and ceiling. Power points. Doors to three bedrooms. uPVC window to the rear.

---

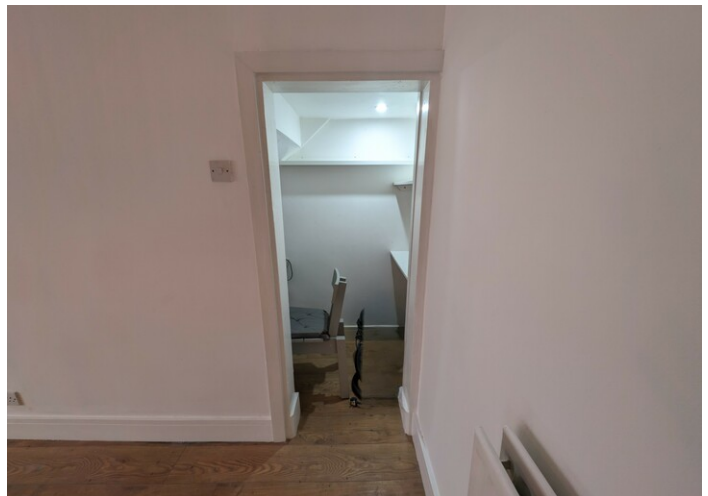


### **BEDROOM 1**

3.42 m x 3.22 m

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

---



### **BEDROOM 2**

3.29 m x 3.05 m

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

---



### **BEDROOM 3**

2.42 m x 2.31 m

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

---



### **EXTERIOR**

Front - Wrought iron gates leading to enclosed area laid with patio slabs and decorative stone.

Rear - Enclosed rear garden laid with patio. Outside tap.

---

















## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## 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.