



**Woodland Street, Mountain Ash  
CF45 3RE**

**FOR SALE  
£149,950**



- **FOUR BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**
- **KITCHEN APPLIANCES TO REMAIN**



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## **Property Description**

**\*\* FOUR BEDROOMS, RECENTLY RENOVATED \*\***

T Samuel Estate Agents have an amazing opportunity for you - a rare find! Feast your eyes on this recently renovated, semi detached with four bedrooms located on a residential street in Mountain Ash.

Renovation to include a new modern fitted kitchen with all appliances to remain and new bathroom suite.

What sets this gem part is that there's absolutely no compromise on the bedroom size, each room is spacious and perfect for your needs. Plus, you'll love the convenience of being within walking distance of Mountain Ash town centre, providing shops, GP surgery and train station. And here's the cherry on the top - just a few minutes away, you'll find the local park with a beautiful wooded area and access to the forestry for dog walking and more. It's the perfect spot to enjoy nature with your furry friends.

Primary school and a further play/skate park is also within walking distance.

Don't miss out on this incredible chance to own your own home.

The A470 is easy accessible for commuters and only a short drive away.

Accommodation: Entrance porch, lounge, kitchen, downstairs bathroom and four bedrooms.

## **ENTRANCE HALL**

Entrance via a brown uPVC front door. Wallpaper ceiling with coving. Emulsion walls. Carpet flooring. Electric meter and fuse board. Half glazed oak door to lounge.

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## **LOUNGE**

6.52 m x 4.70 m

Emulsion ceiling and walls. Carpet flooring. Two radiators. Power points. Stairs to the first floor. Half oak glazed door to kitchen. uPVC window to the front.

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## **KITCHEN**

4.74 m x 3.40 m

Large kitchen/utility area with ample base and wall units in Navy blue with complimentary work surface. Stainless steel sink unit. Built in oven and hob with extractor hood above. Emulsion ceiling with sunken spotlights. Emulsion walls. Tiled flooring. Radiator. Power points. Skylight. Plumbed for automatic washing machine. All appliances are to remain. uPVC window to the rear and door to the side.

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## **DOWNSTAIRS BATHROOM**

2.74 m x 2.64 m

White suite comprising bath, w.c and wash hand basin with vanity unit. Separate shower cubicle with chrome thermostatic bar and shower set. Emulsion ceiling with sunken spotlights. panelled walls. Tiled flooring. Radiator. uPVC window to the rear with obscured glass.

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## **LANDING**

Emulsion walls and ceiling. Carpet flooring. Power points. Doors to four bedrooms.

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## **BEDROOM 1**

Emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. uPVC window to the rear.

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## **BEDROOM 2**

4.16 m x 2.45 m

Emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. uPVC window to the front.

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## **BEDROOM 3**

3.32 m x 2.39 m

Emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. uPVC window to the rear.

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## **BEDROOM 4**

3.24 m x 2.27 m

Emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. Attic access. uPVC window to the rear.

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## **EXTERIOR**

Pathway to the side laid with patio slabs and gate to front. Enclosed low maintenance garden laid with artificial lawn.

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## EPC

## 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.

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