



**Mary Street, Newtown.
CF45 4HH**

**FOR SALE
£120,000**



- **TWO BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**
- **WALKING DISTANCE TO TOWN CENTRE**



2



1



1



Property Description

**** TWO BEDROOM IN QUIET LOCATION ****

Discover this charming two bedroom terraced house nestled in a peaceful location.

Impeccably maintained and presented with crisp white walls, this much loved home family home is ready to welcome a new owner.

With it's warm ambience and cosy feel, this gem is now ready to embrace a new chapter.

Don't miss out on this tranquil retreat!

Within walking distance of Mountain Ash town centre with it's shops, GP surgery and train station.

The property is to be sold with no onward chain.

A short drive away is the A470 providing access for commuters.

Accommodation: Lounge, kitchen, downstairs bathroom and two bedrooms.

LOUNGE

6.44 m x 4.42 m

Entrance via a white uPVC door. Feature marble effect fire surround with hearth housing electric log burner stove. Emulsion ceiling with decorative coving. Emulsion walls. Radiator. Power points. Laminate flooring. Open plan stair case to first floor. Door to kitchen. Cupboard housing electric meter and fuse board. Dual aspect windows allowing in plenty of natural light.



KITCHEN

4.68 m x 2.95 m

Ample base and wall units in white wood with complimentary black work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Artex ceiling. Emulsion walls. Freestanding cooker. Built in cupboard housing combi boiler. Door to downstairs bathroom. uPVC window to the side and door leading to rear. The vendor has advised the kitchen appliances are to remain.



DOWNSTAIRS BATHROOM

2.92 m x 1.91 m

Corner shower cubicle with wash hand basin and w.c. Radiator. Emulsion ceiling. Tiled walls. Laminate flooring. uPVC window to the rear with frosted glass.



LANDING

Emulsion walls and ceiling. Laminate flooring. Doors leading to two bedrooms. Power points.



BEDROOM 1

3.51 m x 4.52 m

Artex ceiling. Emulsion walls. Laminate flooring. Radiators. Power points. Door to built in storage cupboard. Two uPVC windows to the front.



BEDROOM 2

3.07 m x 2.97 m

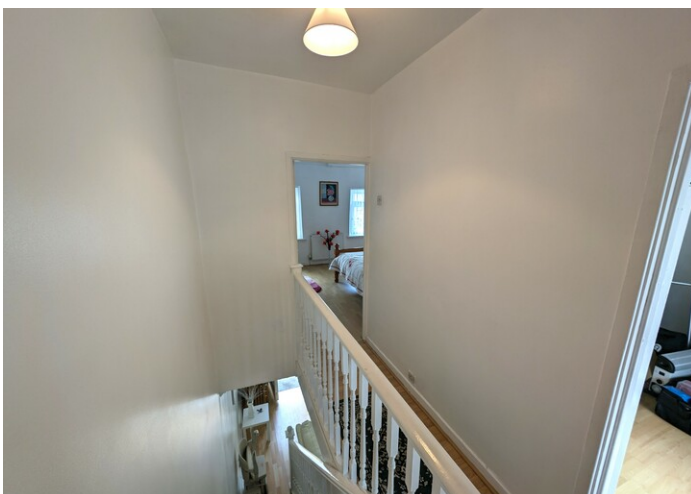
Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Attic access. uPVC window to the rear.



EXTERIOR

Tiered exterior laid with patio slabs and decorative stones. Rear lane access. Outbuilding for storage





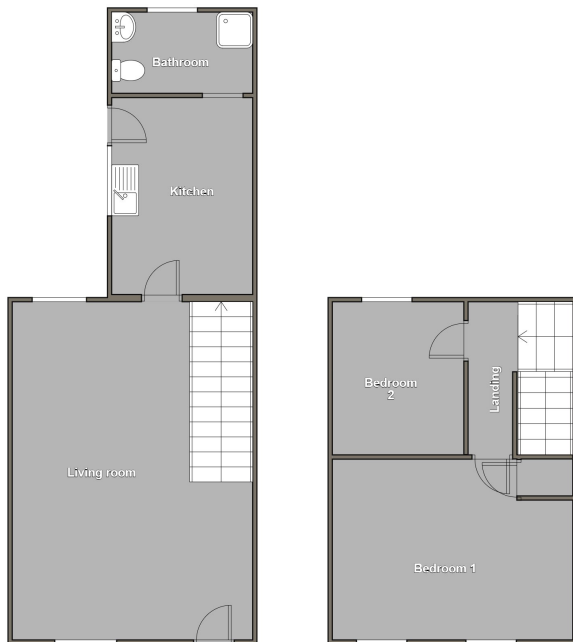




EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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

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