



**Commercial Street, Mountain
Ash. CF45 3PS**

FOR SALE
£99,950



- **RENOVATED**
- **TWO BEDROOMS**
- **TOWN CENTRE LOCATION**



2



1



2



Property Description

**** TOWN CENTRE LOCATION WITH TWO BEDROOMS ****

T Samuel Estate Agents bring to the market this renovated two bedroom property which is a real gem not to be missed.

Imagine having everything at your fingertips! This house is right in the town centre, so you'll have all you need just a step away. Convenience and comfort right on your doorstep.

Step into a modern space with a brand new kitchen, updated electrics which have been certified and a new boiler.

The versatile basement/cellar provides endless possibilities for your needs.

The crisp white walls and new flooring add a fresh touch to the interior.

Don't overlook this unique property which has so much to offer.

Sold with vacant possession and no onward chain.

Accommodation: Lounge, downstairs shower room, kitchen, . basement/cellar and two bedrooms.

LOUNGE

4.26 m x 0.00 m

Entrance via a white uPVC front door. Smooth emulsion walls and ceiling. Vinyl flooring. Radiator. Power points. Walk through into inner hallway. Electric meter and fuse board. UPVC window to the front.



INNER HALLWAY

Smooth emulsion walls and ceiling. Vinyl flooring. Stairs to first floor. Doors to kitchen and downstairs shower room.



DOWNSTAIRS SHOWER ROOM

2.11 m x 1.08 m

Large shower cubicle with bi fold door, w.c and wash hand basin with vanity unit. Tiled walls and panelled ceiling. Vinyl flooring. Chrome wall mounted radiator. uPVC window to the rear with frosted glass.



KITCHEN

3.07 m x 2.96 m

Ample base and wall units in white gloss with complimentary black work surface. Built in oven and hob. Stainless steel sink unit. Plumbed for automatic washing machine. Smooth emulsion walls with tiles around work surface. Smooth emulsion ceiling. Radiator. Power points. Door to basement. uPVC door and window to the rear.



BASEMENT/CELLAR

4.07 m x 3.77 m

Multi usage room. Emulsion ceiling. Emulsion and panelled walls. Tiled flooring. Radiator. Power points. uPVC window to the front.



LANDING

Smooth emulsion walls and ceiling. Carpet flooring. Doors to two bedrooms. Attic access.

BEDROOM 1

4.28 m x 3.82 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

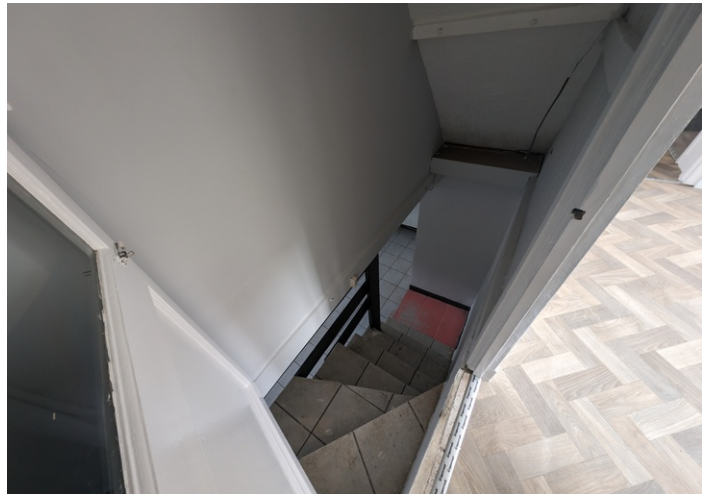
4.30 m x 2.30 m

Smooth emulsion walls and ceiling.
Carpet flooring. Radiator. Power points.
Wall mounted boiler. uPVC window to
the rear.



EXTERIOR

Concrete section with steps leading to
low maintenance enclosed garden laid
with red decorative stones and
featheredge fencing.





EPC

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

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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