



**Phillip Street, Mountain Ash.
CF45 4BE**

**FOR SALE
£80,000**



- **TWO BEDROOMS**
- **IN NEED OF RENOVATION**
- **POPULAR LOCATION, CLOSE TO TOWN CENTRE**



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Property Description

**** TWO BEDROOMS IN NEED OF RENOVATION ****

Explore the potential of this double fronted two bedroom property in sought after area, requiring comprehensive renovation.

Embrace the opportunity to restore and customise this property to your exact specifications, creating a bespoke living space tailored to your preferences.

Local convenience store and primary school on your doorstep. The town centre of Mountain Ash is a short stroll away providing access to further shops, GP surgery and train station.

Sports fields and play park together with secondary school are also within walking distance making this an ideal family location.

Sold with vacant possession and no onward chain, the property is subject to probate which commenced a few months ago.

The A470 is easy accessible providing easy commute.

Accommodation: Entrance hall, three reception rooms, downstairs bathroom, kitchen and two bedrooms.

ENTRANCE HALL

Entrance via a brown uPVC front door. Wallpaper walls and ceiling. Stairs to the first floor. Door to lounge.



RECEPTION ROOM 1

4.37 m x 2.26 m

Original tiled fireplace housing coal effect electric fire. Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Entrance to inner hallway. uPVC window to the front.



INNER HALLWAY

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Doors leading to two further reception rooms, downstairs bathroom and kitchen. Louvre doors to under stairs storage. UPVC door to the rear.

RECEPTION ROOM 2

4.30 m x 2.38 m

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



RECEPTION ROOM 3

3.64 m x 2.37 m

Tiled fire surround housing electric pebble effect fire. Wallpaper ceiling. Panelled walls. Carpet flooring. uPVC window to the rear.



KITCHEN

4.18 m x 2.52 m

Base and wall units. Stainless steel sink unit. Plumbed for automatic washing machine. Polystyrene tiled ceiling. Wallpaper walls. Vinyl flooring. Radiator. Power points. uPVC window to the rear.



DOWNSTAIRS BATHROOM

2.29 m x 1.93 m

Three piece suite comprising bath with shower over, w.c and wash hand basin. Tiled walls. Artex ceiling. Vinyl flooring.



LANDING

Wallpaper walls and ceiling. Carpet flooring. Doors leading to two bedrooms.



BEDROOM 1

4.26 m x 3.31 m

Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. Wall mounted boiler. Built in storage cupboard with louvre doors. uPVC window to the front.



BEDROOM 2

4.38 m x 2.21 m

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



EXTERIOR

Laid with patio slabs, lawn section and raised border. Brick built outbuilding.







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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