



**Clarence Street, Miskin.
CF45 3BD**

**FOR SALE
£110,000**



- **SUMMER HOUSE TO REAR**
- **DOWNSTAIRS BATHROOM**
- **TWO BEDROOMS PLUS ATTIC SPACE**



2



1



1



Property Description

**** TWO BEDROOM PLUS ATTIC SPACE ****

Welcome to this delightful two bedroom terraced home, perfect for first time buyers or small families.

Nestled in a friendly neighbourhood and close to primary schools and local play/skate park.

This property offers a blend of comfort , practicality and potential. To the main bedroom there is a walk in dressing room /multi purpose room, offering flexibility for your personal needs. Versatile attic space adds an extra dimension to the property, providing numerous possibilities to suit your lifestyle needs.

Don't miss out on this fantastic opportunity to own a charming home with great potential in a desirable location.

Town centre of Mountain Ash is within walking distance providing shops, GP surgery and train station.

The recently built link road is a minutes drive away providing easy access to the A470.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom, two bedrooms and attic space.

ENTRANCE HALL

Entrance via an Oak colour uPVC front door. Artex ceiling with coving. Emulsion and wallpaper walls with dado rail. Laminate flooring. Radiator. Stairs to first floor. Cupboard housing electric meter and fuse board. Door to lounge.



LOUNGE

3.72 m x 6.38 m

Emulsion ceiling with coving and ceiling rose. Emulsion walls with one wallpapered as a feature. Carpet flooring. Two radiators. Power points. Door to inner hallway which provides understairs storage and access to kitchen. UPVC window to the front and uPVC door to the rear allowing plenty of natural light to flow through.



KITCHEN

3.34 m x 3.18 m

Ample base and wall units in wood with complimentary work surface. White sink unit. Freestanding cooker with extractor above. Plumbed for automatic washing machine. Wallpaper ceiling with coving. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. Door to bathroom. uPVC window to the side.



DOWNSTAIRS BATHROOM

3.04 m x 1.94 m

Three piece suite in white comprising bath with mixer shower taps, w.c and wash hand basin. Panelled ceiling. Tiled walls and flooring. Chrome radiator. uPVC window and door to the rear.



LANDING

Emulsion ceiling. Emulsion and wallpaper walls with dado rail. Carpet flooring. Understair storage. Stairs to attic space. Doors to two bedrooms. uPVC window to the rear.



BEDROOM 1

3.35 m x 3.22 m

Master bedroom with walk in dressing room or multi purpose room. Emulsion ceiling with coving. Emulsion and wallpapered walls with dado rail. Carpet flooring. Radiator. Power points. uPVC window to the front.



WALK IN DRESSING ROOM/MULTI PURPOSE ROOM

2.46 m x 1.89 m

Folding door leading to walk in dressing room or a room that could provide multi purpose. Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.38 m x 2.94 m

Emulsion ceiling. Wallpapered walls with dado rail. Carpet flooring. Radiator with decorative covering. Power points. uPVC window to the rear.

ATTIC SPACE

4.03 m x 3.62 m

Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Laminate flooring. Power points. Under eaves storage. Velux window to the rear.



EXTERIOR

Front - Steps leading to front forecourt laid with patio.

Rear - Steps leading to patio and decked area. Further steps leading to summer house/outbuilding with multiple usage.





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

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.