



**Mount Pleasant Terrace,  
Miskin. CF45 3AN**

**FOR SALE**  
**£85,000**



- **TWO BEDROOMS**
- **UPSTAIRS BATHROOM**
- **SOLD WITH VACANT POSSESSION**



**2**



**1**



**1**





## **Property Description**

**\*\* TWO BEDROOM TERRACED \*\***

Looking for a cosy two bedroom terraced home in a peaceful location ? This property is your canvas for transformation.

Situated in a tranquil area, this home is ready for upgrades to match your vision.

Sold with vacant possession.

Don't miss out on this opportunity to craft your dream home.

Close to local convenience store and within walking distance of Mountain Ash with it's further shops, GP surgery and train station.

The recently built link road is virtually on your doorstep providing easy access to the A470.

Accommodation: Entrance porch, lounge, kitchen/diner, two bedrooms and upstairs bathroom.

## **ENTRANCE PORCH**

Entrance via a white uPVC front door. Artex ceiling. Wallpaper walls. Carpet flooring. Cupboard housing electric meter. Electric fuse board. Internal glazed door to lounge. Interior glazed window into lounge.

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## **LOUNGE**

5.02 m x 3.79 m

Wooden fire surround housing coal effect electric fire. Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Stairs to first floor. Sliding glazed door to kitchen/diner with glass side panel.

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## **KITCHEN/DINER**

4.05 m x 2.65 m

Coloured base and wall units with complimentary work surface. Stainless steel sink unit. Free standing cooker. Plumbed for automatic washing machine. Carpet flooring. Power points. Artex ceiling. Emulsion walls with tiles around work surface. Space for kitchen table and chairs. Wooden window and door to the utility area.

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## **UTILITY ROOM**

3.55 m x 1.44 m

Artex ceiling with coving. Panelled walls. Vinyl flooring. Power points. Door to storage area. Two wooden windows and door to the rear.

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## **LANDING**

Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. Doors leading to two bedrooms and upstairs bathroom. uPVC window to the rear.

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## **UPSTAIRS BATHROOM**

3.27 m x 2.13 m

Coloured three piece suite comprising bath with shower over head, w.c and wash hand basin. Panelled walls and ceiling. Carpet flooring. Built in cupboard housing combi boiler. uPVC window to the rear with frosted glass.

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## **BEDROOM 1**

4.15 m x 2.56 m

Emulsion ceiling with artex walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

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## **BEDROOM 2**

3.50 m x 2.35 m

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

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## **EXTERIOR**

Concrete section with outside tap, ideal area for bistro table and chairs. Steps leading up to lawn section with pathway to concrete storage shed.

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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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