



**Cwrt Llanwonno, Mountain
Ash. CF45 3NF**

FOR SALE
£69,500



- **1ST FLOOR FLAT**
- **TWO BEDROOMS**
- **SOLD WITH NO CHAIN**



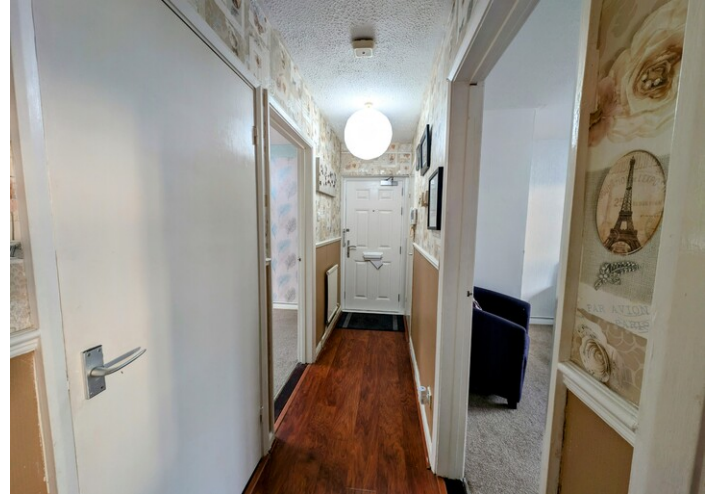
2



1



1



Property Description

An excellent opportunity to purchase this well-maintained, two-bedroom flat situated on the 1st floor of a sought-after residential block. With vacant possession and no onward chain, this property is perfect for first-time buyers, downsizers, or investors looking for a hassle-free purchase.

This fantastic flat is located in a desirable area, close to local amenities, shops, schools, and public transport links. Ideal for those seeking convenience and comfort in a well-connected neighborhood.

Resident parking to the front.

Don't miss this opportunity! Arrange your viewing today and step into your new home!

Key Features:

* Two generous bedrooms: Both rooms offer plenty of space for double beds and storage.

* Spacious lounge: Good size lounge area with room for a dining table and chairs, it's perfect for hosting guests or enjoying family meals.

Front-facing views: Enjoy views from the front of the property, offering a sense of tranquility and natural light throughout the day.

Well-designed layout: The thoughtful layout ensures easy flow between the rooms, maximizing the use of space for comfortable living.

Vacant possession & no onward chain: Move in quickly without the hassle of waiting for sellers to vacate – this property is ready when you are.

ENTRANCE HALL

Entrance from communal hallway via a composite front door. Artex ceiling. Wallpaper walls with dado rail. Laminate flooring. Radiator. Power points. Doors leading to 2 storage cupboards, living room, kitchen, bathroom and two bedrooms. Wall mounted Intercom and central heating thermostat.



LOUNGE

4.29 m x 3.84 m

Fire surround housing pebble effect electric fire. Artex ceiling. Wallpaper walls with dado rail. Laminate flooring. Radiator. Power points. uPVC window to the front with views of the surrounding area.



KITCHEN

3.93 m x 2.67 m

Ample base and wall units with complimentary work surface and breakfast bar. Plumbed for automatic washing machine. Stainless steel sink unit. Freestanding cooker. Built in cupboard housing combi boiler. Artex ceiling. Wallpaper and tiled walls. Laminate flooring. Radiator. Power points. uPVC window to the rear.



BATHROOM

2.73 m x 1.97 m

Three piece suite in white comprising bath with shower taps and glass screen, w.c and wash hand basin. Radiator. ARtEX ceiling. Emulsion walls with panels around bath area. Vinyl flooring. uPVC window to the rear with frosted glass.



BEDROOM 1

4.28 m x 3.33 m

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



BEDROOM 2

2.82 m x 2.27 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



EXTERIOR

Front - Resident parking available

Rear - Allocated storage shed.



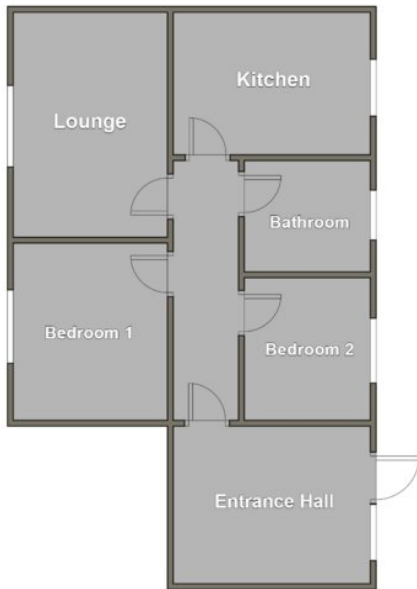




EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 78 C |
| 55-68 | 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.