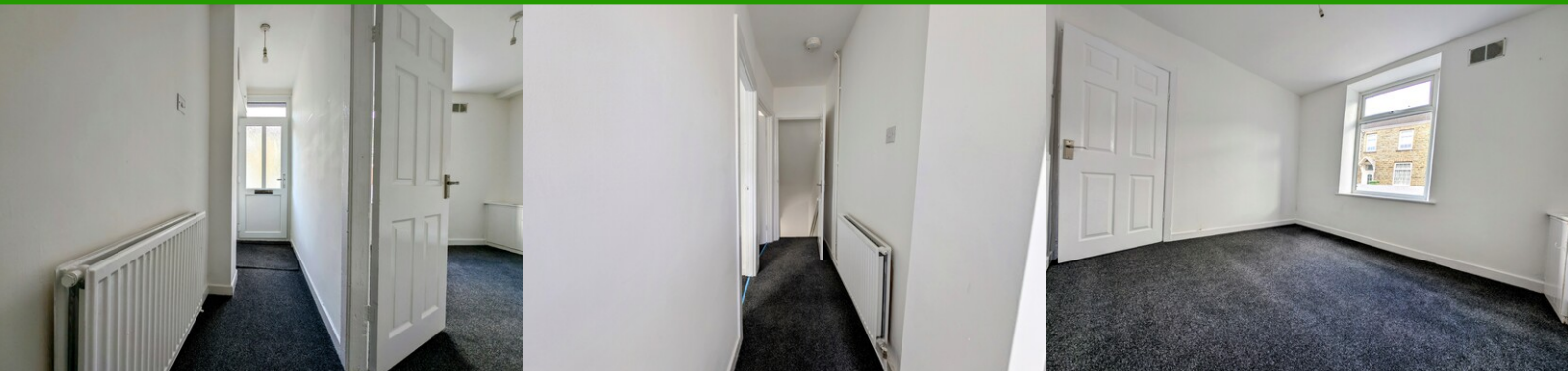




**Cardiff Road, Mountain Ash.  
CF45 4HD**

**FOR SALE  
£130,000**



- **TWO BEDROOMS**
- **SOLD WITH NO CHAIN AND VACANT POSSESSION**
- **RECENTLY DECORATED WITH NEWLY LAID CARPETS**



**2**



**1**



**2**



## **Property Description**

**\*\* MODERNISED TWO BEDROOM HOME \*\***

Are you looking for a stylish, low-maintenance home with modern features and a peaceful setting? This renovated 2-bedroom property offers a perfect blend of contemporary living and convenience. Ideal for first-time buyers, small families, or those looking to downsize, this home is ready to move into without lifting a finger and has also been completed to Rent Smart Wales requirements!

This home boasts two double sized bedrooms, each fitted with brand new grey carpets.. The neutral decor creates a perfect blank canvas, ready for you to add your personal touch. Fresh decor throughout to include smooth white walls and ceilings, the entire property exudes a fresh, modern feel. The minimalist design ensures bright and airy living spaces, ideal for relaxing or entertaining.

Located on the first floor, the recently fitted family bathroom features modern fittings, it's perfect for soaking away the day in comfort.

The heart of the home is the brand new kitchen, featuring glossy white cabinets, a fitted oven and a hob. Perfect for home-cooked meals, the kitchen's modern design is not only eye-catching but also practical, with plenty of storage space. Adjacent to the kitchen is a dedicated utility room, already plumbed for your washing machine and with ample space for a tumble dryer. This practical addition ensures that laundry stays out of sight, keeping your living space uncluttered.

The outdoor space is designed with ease in mind. The rear garden features a raised lawn area laid with gravel, requiring minimal maintenance but providing a charming outdoor retreat. Whether you're enjoying a morning coffee or hosting a summer barbecue, this private space is perfect for relaxation. The property also benefits from convenient rear lane access.

A quiet and peaceful area, within walking distance of Mountain Ash town centre which provides easy access to a range of amenities, including shops, schools, and public transport links. Whether you enjoy peaceful walks or need to commute, this location has it all.

## **ENTRANCE HALL**

Entrance via a white uPVC front door. Newly laid grey carpets with smooth emulsion walls and ceiling. Cupboard housing electric meter and fuse board. Stairs to basement level and doors leading to two reception rooms.

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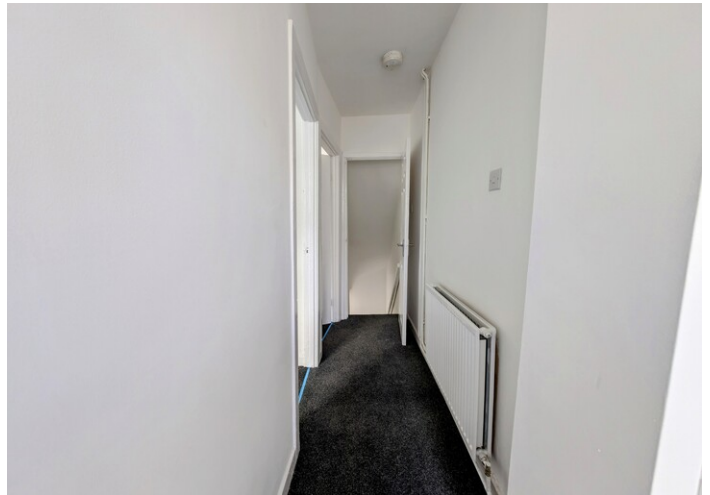


## **RECEPTION ROOM 1**

3.39 m x 3.23 m

Newly laid grey carpets with smooth emulsion walls and ceiling. Radiator and power points. Built in cupboard to the alcove housing gas meter. uPVC window to the front.

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## **RECEPTION ROOM 2**

3.43 m x 3.36 m

Newly laid carpet with smooth emulsion walls and ceiling. Radiator and power points. Stairs to first floor. uPVC sash style window to the rear.

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## **BASEMENT KITCHEN**

4.24 m x 3.77 m

Ample base and wall units in white gloss with complimentary wood effect work surface, Tall unit housing combi boiler. Built in oven and hob with extractor hood above. Stainless steel sink unit. Smooth emulsion walls and ceiling with sunken spotlights. Vinyl flooring. Power points. Entrance to utility room. uPVC window and door to the rear.

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## **UTILITY ROOM**

3.81 m x 2.41 m

Double base unit in white gloss with complimentary wood effect work surface. Smooth emulsion walls and ceiling with sunken spotlights. Vinyl flooring. Radiator and power points. Plumbed for automatic washing machine.

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## **LANDING**

Smooth emulsion walls and ceiling. Newly laid grey carpet. Doors to two bedrooms and upstairs bathroom. Attic access. uPVC window to the rear.

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## **UPSTAIRS BATHROOM**

2.43 m x 1.95 m

Three piece suite in white comprising bath with shower taps, w.c and wash hand basin. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with bathroom panelling around splashback areas. Vinyl flooring. Half glazed sash style uPVC window to the front with frosted glass.

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## **BEDROOM 1**

3.37 m x 3.33 m

Smooth emulsion walls and ceiling. Newly laid grey carpet. Radiator and power points. Built in cupboard for storage. uPVC sash style window to the rear.

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## **BEDROOM 2**

3.14 m x 2.34 m

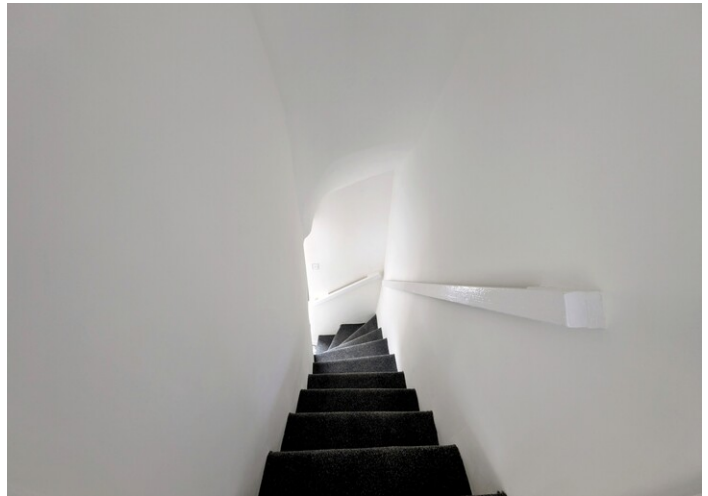
Smooth emulsion walls and ceiling. Newly laid grey carpet. Radiator and power points. uPVC sash style window to the front.

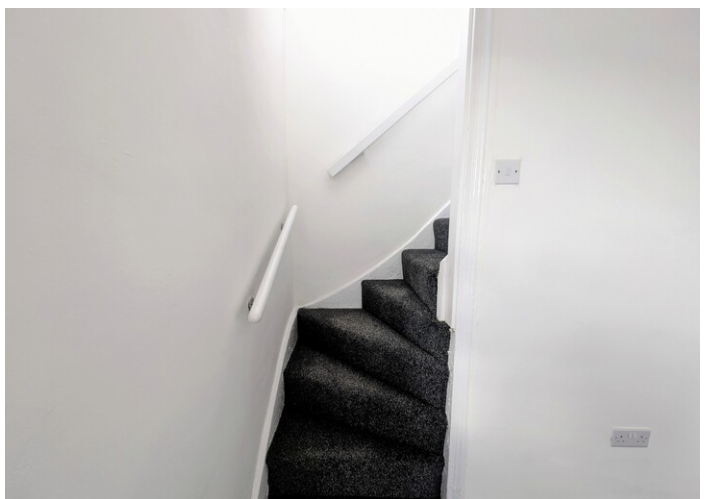
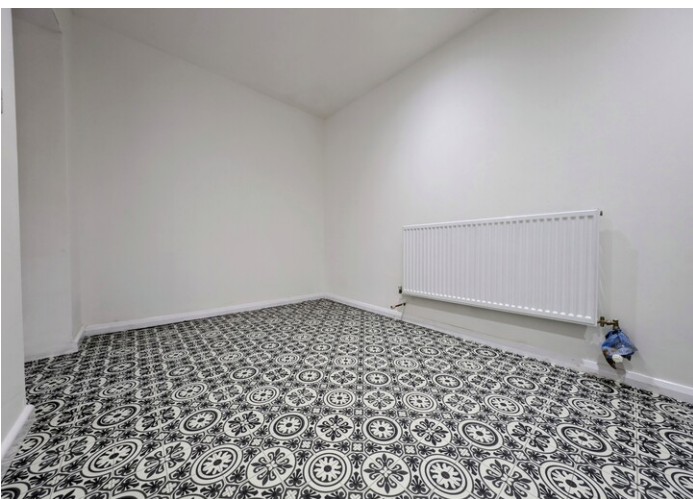
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## **EXTERIOR**

Concrete section with pathway leading to gate providing rear lance access. Raised low maintenance garden laid with gravel.

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# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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

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.