



**Napier Street, Mountain Ash.
CF45 3HW**

**FOR SALE
£120,000**



- **TWO BEDROOM**
- **IDEAL FIRST TIME BUY**
- **TOWN CENTRE LOCATION**



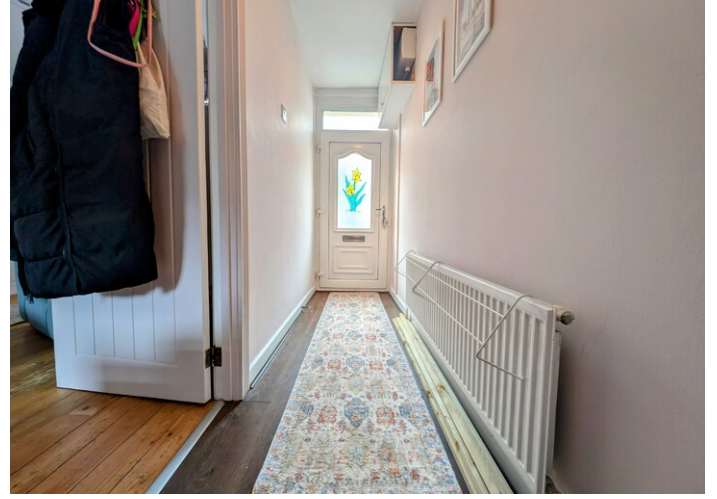
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Property Description

**** TWO BEDROOM MID TERRACE ****

Charming 2 bedroom mid terraced home near Mountain Ash town centre

This delightful two bedroom mid terraced property is conveniently located just a street away from the Mountain Ash town centre. Residents will enjoy easy access to a variety of local shops, essential services, including a GP surgery, and a well connected train station, making it an ideal location for both families and commuters.

Mountain Ash is a welcoming community that offers a blend of urban convenience and beautiful natural surroundings. The area boasts nearby parks and walking trails, perfect for those who enjoy outdoor activities or simply want to unwind in nature.

The property features a low maintenance enclosed rear garden, providing a private outdoor space to relax or entertain.

With its excellent location and comfortable living space, this property presents a wonderful opportunity for first-time buyers or those looking to invest in a charming home within a friendly neighbourhood.

HALLWAY

Enter through a vibrant, colored PVC door, offering a welcoming touch. The space features emulsion ceilings and walls, providing a clean and fresh aesthetic. A convenient cupboard houses the electric meter and fuse board, keeping them neatly out of sight. The hall is heated by a wall-mounted radiator, ensuring a warm welcome. A staircase leads to the first floor, while a door provides access to the lounge.



LOUNGE

6.27 m x 3.71 m

This inviting lounge boasts an emulsion ceiling with coving, complemented by emulsion-painted walls for a sleek and modern finish. The room features two radiators for comfortable heating and multiple power points for convenience. Wooden flooring adds warmth and character to the space. Stairs lead down to the basement, and uPVC windows at both the front and rear fill the room with natural light, with the rear window offering pleasant views.



BASEMENT KITCHEN

5.91 m x 4.22 m

The kitchen features stylish colored base and wall units, complemented by a matching work surface. A built-in hob with an extractor fan above ensures efficient cooking, while the sleek oval stainless steel sink unit adds a modern touch. The space is plumbed for an automatic washing machine for added convenience. Emulsion painted ceiling and walls give the room a fresh, clean look. A radiator and multiple power points are also present. The kitchen offers ample space for a table and chairs, ideal for dining. A louvered door leads to a built-in cupboard housing the combi boiler. There is also access to the basement bathroom, as well as a rear uPVC window and door.



BASEMENT BATHROOM

2.02 m x 1.98 m

The bathroom features a modern three-piece suite in white, comprising a bath with an overhead shower, a WC, and a wash hand basin. The emulsion ceiling and walls are paired with tiling around splashback areas for practicality and style. The room is finished with easy-to-maintain vinyl flooring. A radiator provides warmth, while a frosted uPVC window at the front allows for natural light and privacy.



LANDING

The landing features an emulsion ceiling with coving for a refined touch, along with emulsion-painted walls. The wooden flooring adds warmth and character to the space. Equipped with power points, the landing also provides access to the attic. Doors lead to two bedrooms, while a uPVC window at the rear allows natural light to fill the area.



BEDROOM 1

4.23 m x 3.34 m

This spacious bedroom features emulsion walls and ceiling, enhanced by decorative coving and a charming ceiling rose. The room is finished with carpet flooring. A radiator ensures warmth, and multiple power points offer modern convenience. Two uPVC windows at the front flood the room with natural light.



BEDROOM 2

3.13 m x 2.97 m

This bedroom offers emulsion walls and ceiling for a clean, modern look. The room is carpeted for comfort and features a radiator for warmth. Power points. uPVC window at the rear brings in natural light.



EXTERIOR

Steps lead down to an enclosed, low-maintenance rear garden, perfect for easy upkeep. A gate at the rear provides convenient access to the rear lane. The garden also includes a practical brick-built storage shed, offering additional outdoor storage space.







EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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