



**Albany Street, Miskin.
CF45 3BE**

**FOR SALE
£115,000**



- **THREE BEDROOMS**
- **POTENTIAL FOR OFF ROAD PARKING**
- **SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN**



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Property Description

Charming three bedroom terraced property ready to move in!

Featuring freshly emulsioned walls and cosy grey carpets throughout. The spacious kitchen/diner is perfect for family meals. Upstairs, you'll find a convenient bathroom.

Outside, a generously sized garden offers the potential to create off road parking.

Don't miss out on this fantastic opportunity.

Primary school on your doorstep and the local play/skate park is within walking distance making this an ideal family location.

Sold with vacant possession and no onward chain.

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

Accommodation: Entrance hall, lounge, kitchen, three bedrooms and upstairs bathroom. Large rear garden with potential for off road parking.

ENTRANCE HALL

Entrance via a white uPVC front door. Vinyl flooring. Electric meter and fuse board. Emulsion walls and ceiling with sunken spotlight. Door to lounge.



LOUNGE

4.94 m x 4.11 m

Emulsion walls and ceiling. Carpet flooring. Stairs to the first floor with under stairs storage. Door to kitchen. uPVC window to the front.



KITCHEN/DINER

4.71 m x 2.77 m

Good size kitchen diner with base and wall units in Truffle colour with complimentary work surface. Stainless steel sink unit. Emulsion walls with splash panelling around work surface. Emulsion ceiling. Vinyl flooring. Radiator. Power points with electric cooker point. Wall mounted boiler. uPVC window and door to the rear.



LANDING

Emulsion walls and ceiling. Carpet flooring. Attic access. Doors leading to three bedrooms and upstairs bathroom. Power points.



UPSTAIRS BATHROOM

1.91 m x 1.71 m

Three piece suite comprising bath, w.c and wash hand basin. Emulsion ceiling. Emulsion and panelled walls. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.56 m x 2.98 m

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



BEDROOM 2

3.19 m x 3.09 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.77 m x 1.92 m

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



EXTERIOR

Good size rear garden. Section laid with patio slabs leading onto large lawn. Rear lane access with the possibility to create off road parking. Outside tap.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<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

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