



**Hughes Street, Miskin.
CF45 3UG**

**FOR SALE
£129,995**



- **THREE BEDROOMS**
- **MOVE IN CONDITION**
- **DOWNSTAIRS BATHROOM**



3



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Property Description

*** MOVE IN READY CONDITION ***

Nestled in a peaceful neighbourhood of Mountain Ash this spacious 3 bedroom mid terrace home is perfect for a growing family.

This property would also appeal to investors as a buy to let, as the majority of compliance work has been undertaken by it's current vendor.

Features a convenient downstairs bathroom and move in ready condition.

The town centre of Mountain Ash is within walking distance providing shops, GP surgery and train station.

Local primary schools close by and the recently built link road provides easy access to the A470.

Accommodation: Entrance hall, lounge, kitchen,. downstairs bathroom and three bedrooms.

HALLWAY

Entrance via a composite front door. Laminate flooring. Electric meter and fuse board. Emulsion walls and ceiling. Door to storage cupboard and door leading to lounge.



LOUNGE

6.33 m x 3.91 m

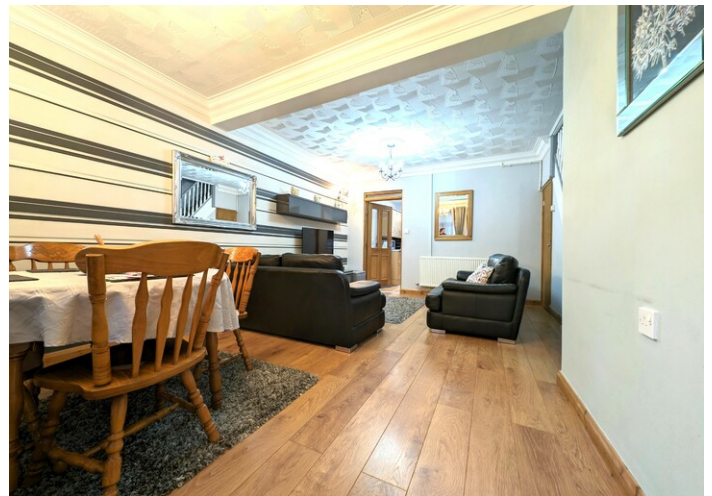
Artex ceiling with coving. Emulsion walls with one wallpapered as a feature. Laminate flooring. Two radiators. Power points. Under stairs storage. Door leading to kitchen. Stairs to first floor. uPVC window to the front.



KITCHEN

3.84 m x 2.51 m

Ample base and wall units in wood with chrome handles. Complimentary work surface. Stainless steel sink unit. Freestanding cooker with extractor hood above. Plumbed for automatic washing machine. Emulsion ceiling with sunken spotlights. Emulsion walls with tiles around work surface. Laminate flooring. Radiator. Power points. uPVC window and door to the rear.



DOWNSTAIRS BATHROOM

3.18 m x 1.85 m

Bathroom suite in white comprising bath, w.c and wash hand basin with vanity units. Separate shower cubicle. Emulsion ceiling with coving and sunken spotlights. Emulsion walls with splash back panels. Chrome radiator. Laminate flooring. uPVC window to the rear with frosted glass.



LANDING

Emulsion walls and ceiling. Carpet flooring. Attic access. Doors leading to three bedrooms, storage cupboard and cupboard housing combi boiler. uPVC window to the rear.



BEDROOM 1

4.04 m x 2.63 m

Wallpaper ceiling with coving. Emulsion walls with one decorated in a modern wood panelling. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.20 m x 2.06 m

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



BEDROOM 3

2.34 m x 2.18 m

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



EXTERIOR

Concrete section with steps leading to an enclosed patio area. Large storage shed.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C		73	
(55-68) D			
(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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