



**Dilwyn Street, Mountain Ash.
CF45 3YG**

**FOR SALE
£127,950**



- **3 BEDROOMS**
- **RECENTLY MODERNISED**
- **SPACIOUS LIVING ROOM**



3



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1



Property Description

T Samuel Estate Agents brings to the market this recently modernised three-bedroom, three-storey terraced house on Dilwyn Street, Mountain Ash.

Contemporary living across a spacious layout. The property features a fresh and stylish interior throughout, combining modern finishes with thoughtful design. Perfect for family living.

Property comprises:

Hallway, Living room on the entry level. Kitchen, Utility room and bathroom in the lower floor. 3 bedrooms and WC on the first floor. Located in a convenient area with easy access to local shops, train station and doctors surgery.

A470 is a short drive away giving easy access to the heads of the valley roads and M4 motorway.

Hallway

3.71 m x 0.91 m

Entrance to the property is via Upvc cottage style door. Smooth emulsion ceiling and walls. Carpet laid. Radiator.



Living room

6.10 m x 3.20 m

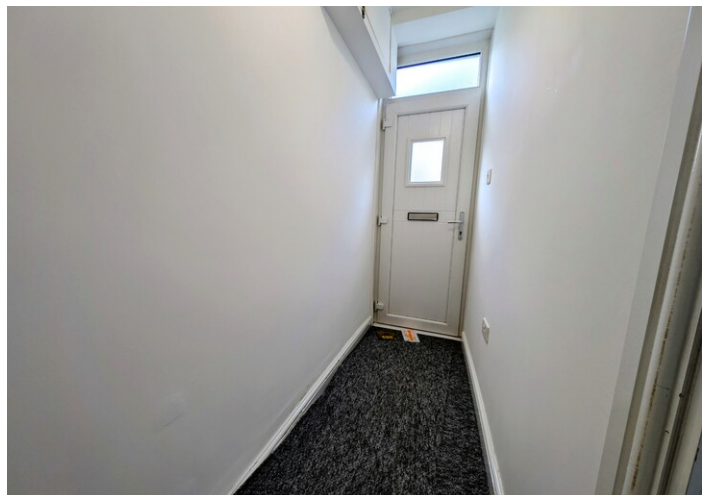
A spacious living room with dual-aspect windows exudes a bright and airy atmosphere. The generous floor area allows for an open layout, accommodating large furniture pieces while still providing ample room to move around freely. The dual-aspect windows, positioned on two adjacent walls, flood the space with natural light throughout the day. Smooth emulsion ceiling and walls. Carpets laid. Power points. Radiator. Staircase to basement and first floor.



Kitchen

4.07 m x 2.92 m

The modern kitchen is shaker style in modern dove grey, creating a chic and sophisticated atmosphere. Ample base and floor units with complimentary work tops and metro tiling. Wood effect laminated flooring laid. Upvc window the rear and door leading to conservatory. Access to utility room and bathroom



Utility room

2.02 m x 1.10 m

Smooth emulsion ceiling and walls. Wood effect laminate flooring. Plumbing for washing machine and space for other white goods. Power points. Upvc window to the front.



Bathroom

The ceiling features a smooth emulsion finish, accented by sleek recessed spotlights for modern, ambient lighting. The elegant four-piece bathroom suite in classic white includes a bathtub, a corner shower with a rainfall showerhead for a spa-like experience, a stylish wash hand basin and WC, both integrated into a contemporary vanity unit for a seamless and organized look. Chrome heated towel rail. Upvc window to the front.



Landing

3.18 m x 0.82 m

Smooth emulsion ceiling and walls. Upvc window to the rear, with amazing views of the mountainside. Door leading to all bedroom and WC



Bedroom 1

3.73 m x 2.27 m

Smooth emulsion ceiling and walls. uPVC window to the rear. Carpet laid



Bedroom 2

2.66 m x 2.22 m

Smooth emulsion ceiling and walls.
Carpets laid. Radiator. Power points.
uPVC window to the front.



Bedroom 3

2.73 m x 2.02 m

Smooth emulsion ceiling and walls.
Carpets laid. Power points. Radiator.



WC

0.92 m x 0.84 m

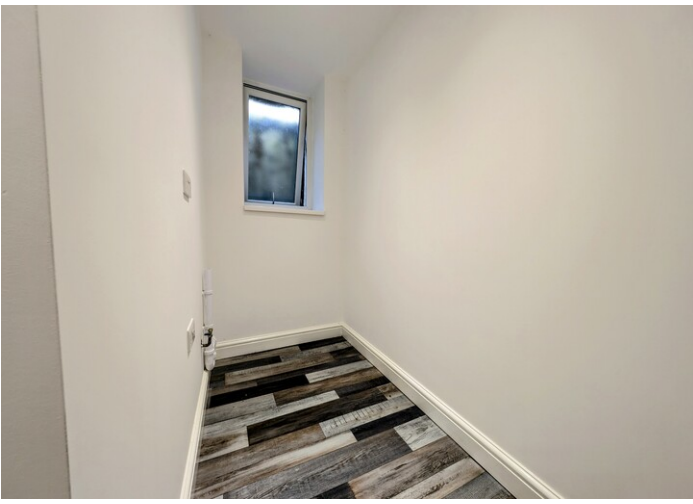
Conveniently situated on the landing is
a WC in white with integrated wash
hand basin. Smooth emulsion ceiling
and bathroom panelled walls. Laminate
flooring laid.



Rear garden

Virtually maintenance free rear garden.
Space for garden furniture. Pedestrian
access gate to the rear.
Amazing views of the local
mountainside.









EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(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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