



**Albany Street, Mountain Ash.  
CF45 3BE**

**FOR SALE  
£118,000**



- **THREE BEDROOMS**
- **LARGE DOUBLE GARAGE TO THE REAR**
- **NO ONWARD CHAIN AND VACANT POSSESSION**



**3**



**1**



**1**



## **Property Description**

**\*\* LARGE DOUBLE GARAGE TO THE REAR \*\***

We are delighted to present this charming three bedroom terraced house situated in Miskin.

This property offers a unique opportunity with it's rare large double garage to the rear, perfect for secure parking or additional storage.

The house is in pristine condition and has been well maintained, though it offers scope for some updating to truly make it your own.

Don't miss out on this rear opportunity to own a property with such a fantastic feature. Contact us today to arrange a viewing and see the potential this home has to offer.

Mountain Ash town centre with it's amenities, GP surgery and train station is within walking distance.

Local play/skate park and primary schools with the vicinity making this an ideal family location.

Accommodation comprises: Entrance hall, spacious living/dining room, kitchen, downstairs shower room with separate w.c and three bedrooms. Low maintenance garden which leads into double garage.



## **ENTRANCE HALL**

Entrance via a white uPVC front door. Artex ceiling with coving. Wallpaper walls with dado rail. Carpet flooring. Cupboard housing electric meter and fuse board. Stairs to first floor. Radiator. Door to lounge/diner.

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## **LOUNGE/DINER**

7.56 m x 6.83 m

3.76 x 3.08. Wallpaper ceiling with coving. Wallpaper walls with dado rail. Carpet flooring. Radiator. Power points. Archway through to adjoining room. uPVC window to the front.

3.80 x 3.75. Wallpaper ceiling with coving. Wallpaper walls with dado rail. Carpet flooring. Radiator. Power points. Stone fireplace housing electric coal effect fire. Door to kitchen. uPVC window to the rear.

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## **KITCHEN**

3.46 m x 3.28 m

Base and wall units with complimentary work surface. Cream sink unit. Artex ceiling. Wallpaper walls with tiles around work surface. Laminate flooring. Radiator. Power points. Understair storage. Door to downstairs shower room. uPVC window to the side and door to the rear.

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## **DOWNSTAIRS SHOWER ROOM**

2.09 m x 1.74 m

Shower cubicle with w.c. Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. uPVC window to the rear with frosted glass. Door to separate w.c.

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### **DOWNSTAIRS SEPARATE W.C.**

1.85 m x 1.03 m

Close coupled w.c. Radiator. Emulsion ceiling. Wallpaper walls. Carpet flooring. uPVC window to the rear with frosted glass.

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### **LANDING**

Artex ceiling. Wallpaper walls with dado rail. Carpet flooring. Radiator. Doors to three bedrooms. uPVC window to the rear.

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### **BEDROOM 1**

3.81 m x 2.78 m

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

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### **BEDROOM 2**

3.05 m x 3.04 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. uPVC window to the rear.

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### **BEDROOM 3**

2.73 m x 2.13 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Power points. uPVC window to the rear.

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## **EXTERIOR**

Concrete section with outbuilding for storage. Artificial lawn section leading to large double garage. Garage with electric has ample parking for two vehicles and up and over doors leading to rear lane access.

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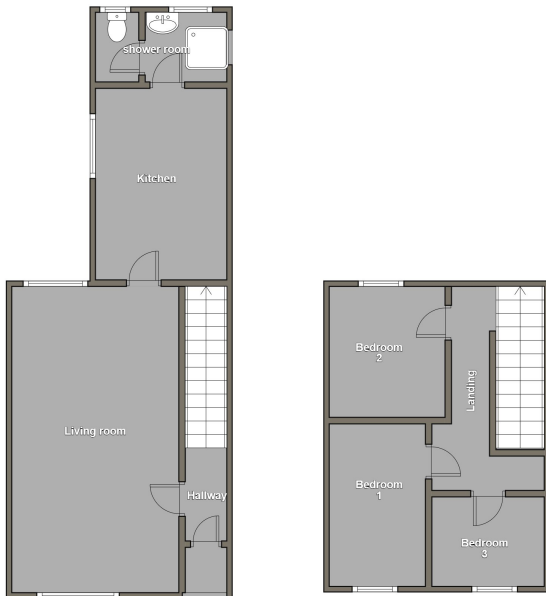




# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# 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.

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