



**Victoria Street, Mountain Ash.  
CF45 3AW**

**FOR SALE  
£70,000**



- **MODERNISED**
- **3 BED END OF TERRACE**
- **VACANT POSSESSION WITH NO ONWARD CHAIN**



**3**



**1**



**1**



## **Property Description**

T Samuel Estate Agents bring to the market this three bedroomed end of terraced property.

Sold with vacant possession and no onward chain.

Ideal investment or first time buyers home. The property has been modernised in recent years and has a large family living space and an attractive fitted kitchen and first floor bathroom. 3 bedrooms.

Local convenience store on your doorstep and the town centre of Mountain Ash is within walking distance providing further shops, GP surgery and train station.

Local play/skate park and outdoor swimming pool during the summer months are a short stroll away together with primary schools making this location ideal for families.

The recently built link road provides easy access to the A470 for commuters.

Accommodation: Spacious lounge diner, kitchen, upstairs bathroom and three bedrooms.

## **Lounge Diner**

5.83 m x 4.23 m

Entrance to the property is via Upvc door. Spacious lounge diner a great space for the whole family. Light and airy with Upvc dual aspect windows. Feature fireplace. Door leading to kitchen. Staircase to first floor.

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## **Kitchen**

2.50 m x 2.38 m

Very attractive kitchen with ample wall and base units in cream gloss with complimentary grey counter tops. Integrated double fan oven and 5 burner gas hob with extractor fan. Tiled splashbacks. Ceramic tiled flooring. Radiator. Power points. Upvc window to the rear and door leading to rear garden.

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## **Landing**

Smooth emulsion ceiling and walls. Carpets laid. Doors leading to all 3 bedrooms and bathroom.

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## **Bedroom 1**

2.79 m x 2.23 m

A double bedroom with smooth emulsion ceiling and walls. Large Upvc window to the front. Radiator. Power points. Carpets laid.

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### **Bedroom 2**

2.79 m x 2.23 m

Smooth emulsion ceiling and walls. Radiator. Power points. Large Upvc window to the rear. Amazing views of the surrounding countryside. Carpets laid.

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### **Bedroom 3**

305.00 m x 2.15 m

Smooth emulsion ceilings and walls. Large Upvc window to the front. Radiator. Power points.

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### **Bathroom**

2.96 m x 2.42 m

Smooth emulsion ceiling. Attractive tiled walls. 3 piece bathroom suite in white comprises jacuzzi bath tub with shower over. Wash hand basin and WC. Cupboard housing combi boiler and also cupboard housing washing machine. Upvc window to the rear with patterned glass.

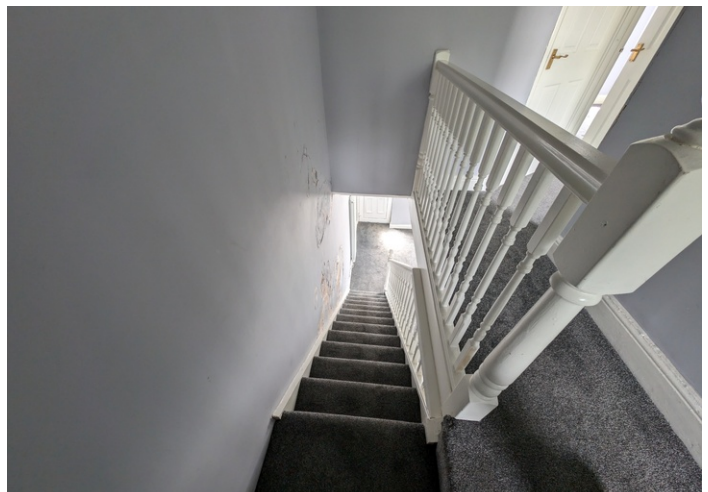
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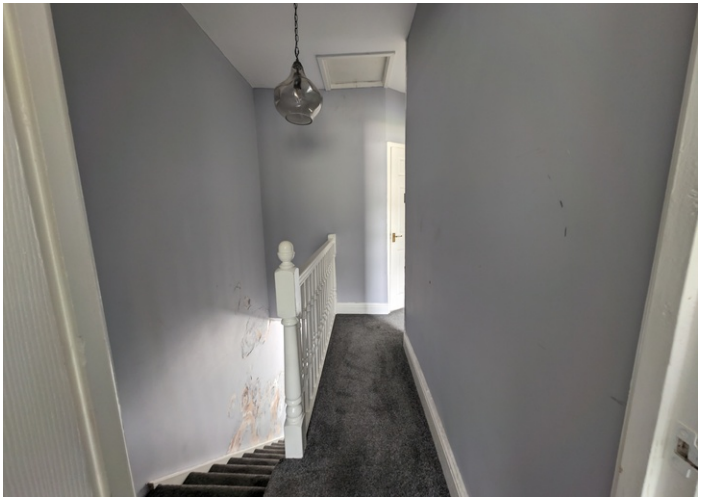


### **Rear garden**

Decking area which is perfect for taking in the amazing views. Steps down to the garden area with mature shrubs and has side pedestrian gated access to the side.

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# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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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