



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

**FOR SALE  
£130,000**



- **THREE BEDROOMS**
- **SPACIOUS WITH MODERN KITCHEN**
- **VACANT WITH NO ONWARD CHAIN**



**3**



**1**



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## **Property Description**

This three-bedroom mid-terraced property is located on Albany Street in Miskin and is offered for sale with vacant possession and no onward chain. The home is ideally positioned close to a primary school and local play parks, making it a great choice for families. Within walking distance, you'll find a range of amenities including shops, a GP surgery, and train stations in nearby Mountain Ash town centre. For commuters, the A470 is just a short drive away, providing easy access to surrounding areas.

Inside, the property features a welcoming entrance hall leading to a spacious lounge and dining area, complete with a charming wooden fireplace housing an electric coal-effect fire. The kitchen is modern and well-equipped with white gloss units, contrasting black work surfaces, and integrated appliances. Upstairs, three comfortable bedrooms and a bathroom suite offer practical living space, with laminate flooring and a mix of artex and wallpaper finishes throughout.

The enclosed rear garden is a peaceful retreat with a patio and lawn bordered by mature shrubs, alongside a glass greenhouse and a large wooden storage shed. From the garden, you can enjoy lovely views of the nearby mountainside, adding to the property's appeal.

## **HALLWAY**

Entrance is via an oak-effect uPVC front door, opening into a welcoming hallway with artex-finished ceiling and walls. The space features practical laminate flooring and a radiator for comfort. A useful cupboard houses the electric meter and fuse board, while a unique internal window with bubble glass offers a glimpse into the lounge. A door from the hallway leads directly into the main living area, creating a smooth flow through the ground floor.

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## **LOUNGE/DINER**

6.68 m x 4.71 m

The spacious lounge/diner offers a comfortable and versatile living space, centred around a wooden fireplace housing an electric coal-effect fire, adding both charm and warmth to the room. The ceiling features traditional artex with coving, and the walls are finished in neutral emulsion. Laminate flooring runs throughout, complemented by two radiators and ample power points. There is useful under-stairs storage, with stairs leading to the first floor.. Natural light floods the room through uPVC windows at both the front and rear, and a door leads directly into the kitchen, ensuring an easy flow for everyday living.

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## **KITCHEN**

3.41 m x 2.94 m

The kitchen is fitted with a range of modern white gloss base, wall, and drawer units with chrome handles, complemented by a contrasting black work surface. It features a stainless steel sink unit, built-in oven and hob with extractor above, and is plumbed for an automatic washing machine. The walls and flooring are fully tiled, with an emulsion-finished ceiling, radiator, and ample power points throughout. A uPVC window provides natural light from the rear, and a uPVC door leads to the exterior, making this a bright, functional space ideal for everyday living.





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## **LANDING**

The landing features an artex ceiling with coving and emulsion-finished walls, creating a light and neutral space. Carpet flooring adds warmth underfoot, and a radiator provides comfort. From here, doors lead to three bedrooms and the upstairs bathroom, offering easy access to all areas of the first floor.

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## **UPSTAIRS BATHROOM**

The upstairs bathroom is fitted with a full suite comprising a bath, WC, wash hand basin, and a separate shower cubicle, offering both convenience and versatility. The walls are fully tiled, with an emulsion-finished ceiling and easy-to-maintain laminate flooring. A radiator ensures warmth, while a built-in cupboard provides useful storage space and houses the combination boiler. A uPVC window to the rear with frosted glass allows for natural light while maintaining privacy.

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## **BEDROOM 1**

3.27 m x 3.07 m

Bedroom one is a well-proportioned space featuring an emulsion-finished ceiling with coving and wallpapered walls. Laminate flooring provides a practical finish, and the room includes a radiator and power points for convenience. A uPVC window to the rear allows for natural light, creating a bright and comfortable atmosphere.

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## **BEDROOM 2**

3.68 m x 2.74 m

Bedroom two features an artex ceiling with coving and wallpapered walls, creating a classic and inviting space. The room is finished with laminate flooring and includes a radiator and power points for convenience. A uPVC window to the front allows natural light to fill the room.

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## **BEDROOM 3**

2.56 m x 2.16 m

Bedroom three features an artex ceiling and wallpapered walls, with laminate flooring providing a durable finish. The room includes a radiator, power points, and convenient attic access. A uPVC window to the front allows natural light to brighten the space.

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## **EXTERIOR**

The property benefits from a good-sized enclosed garden, featuring a patio area that leads onto a well-maintained lawn bordered by mature shrubs, providing a peaceful and private outdoor space. At the rear of the garden, there is a glass greenhouse and a large wooden storage shed, offering ample space for gardening and storage needs. The garden also enjoys attractive views of the mountainside, adding a scenic backdrop to the outdoor area.

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## EPC

## 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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