



**Duffryn Street, Mountain Ash.
CF45 3HR**

**FOR SALE
£89,950**



- **2 BEDROOM END OF TERRACE**
- **NEEDS MODERNISING**
- **NO ONWARD CHAIN**



2



1



2



Property Description

T Samuel Estate Agents are pleased to bring to market this two-bedroom, stone-fronted property with forecourt, located on Duffryn Street in the heart of Mountain Ash.

Although in need of modernisation, the property offers great potential and features two reception rooms and a kitchen on the ground floor. The first floor comprises two bedrooms and a family bathroom. Externally, there is a rear garden.

Conveniently situated within walking distance of Mountain Ash town centre, residents will benefit from easy access to local amenities including the health centre, train station, shops, and library. The A470 is nearby, providing excellent transport links to Cardiff and beyond. The Taff Trail is also easily accessible, perfect for cycling and scenic riverside walks.

Porch

Entrance to the property is via Upvc front door. Door giving access to first reception room. Staircase to the first floor.

Reception 1

4.10 m x 2.80 m

A spacious front-facing reception room featuring an Artex ceiling and smooth emulsion walls. A uPVC window provides natural light to the front aspect. The room also benefits from a feature fireplace, radiator, and multiple power points. A door leads through to the kitchen and second reception room.



Reception 2

4.10 m x 2.40 m

A spacious front-facing second reception room with an Artex ceiling and smooth emulsion walls. Radiator and power points. Offers great potential for use as a dining room, home office, or additional living space.

Kitchen

3.60 m x 2.00 m

Fitted with a range of base and wall units, the kitchen offers ample potential and would benefit from updating. Features include an Artex ceiling, emulsion-finished walls, a radiator, and power points. There is space for an under-counter fridge/freezer and a stainless steel sink unit. A uPVC window overlooks the rear garden, and a uPVC door provides direct access to the outdoor space.



Bathroom

3.60 m x 2.00 m

The bathroom is located on the first floor, the bathroom features an Artex ceiling and full floor-to-ceiling tiling. Carpet has been laid, and a uPVC window overlooks the rear. The suite comprises a bathtub, freestanding corner shower, WC, and wash hand

basin. Additional features include a radiator for comfort.

Bedroom 1

4.30 m x 2.90 m

A generously sized double bedroom offering ample space for all bedroom furniture. Features include an Artex ceiling, emulsion-finished walls, and carpet flooring. A built-in cupboard houses the combi boiler. A uPVC window to the front provides lovely views of the surrounding mountainside. Additional benefits include a radiator and power points.



Bedroom 2

4.10 m x 2.50 m

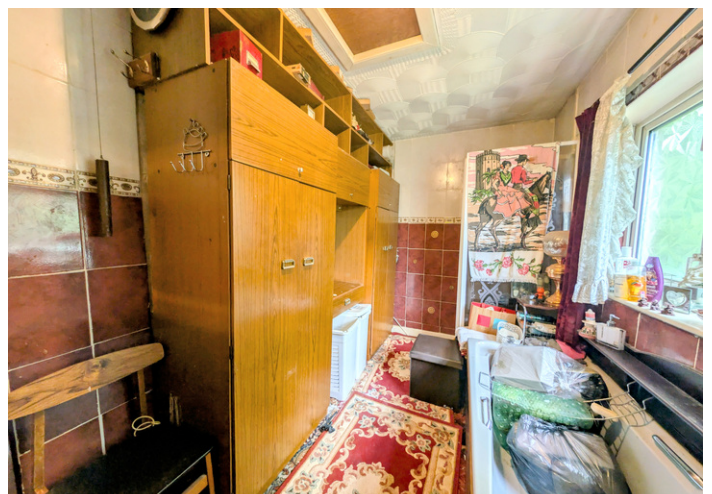
Second double bedroom with Artex ceiling, smooth emulsion walls, and fitted carpet. A uPVC window to the front enjoys attractive views of the nearby mountainside. The space is further enhanced by a radiator and convenient power points.



Rear garden

The tiered rear garden offers a mix of mature shrubs and planting, providing a pleasant outdoor space with great potential. Steps lead up to the first tier, with a garden pathway extending through the space. A block-built shed provides excellent storage options. Side access to the front of the property







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.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.