



**High Street, Mountain Ash,
CF45 3PB.**

FOR SALE
£106,950



- **TWO BEDROOMS**
- **PRIME LOCATION NEAR TOWN CENTRE**
- **DELIGHTFUL COTTAGE FEEL WITH
MOUNTAIN VIEWS**



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Property Description

This charming two-bedroom mid-terrace property is ideally located just a stone's throw from the town centre of Mountain Ash, with shops, a GP surgery, and the train station all within easy walking distance. The property boasts a lovely enclosed front garden, perfect for enjoying the stunning views of the local mountainside, and gives a delightful cottage feel throughout.

Inside, the home offers a welcoming entrance hall leading to two reception rooms, featuring an open fireplace that could be fully opened to accommodate a log burner, and a kitchen with access to the enclosed rear patio. A downstairs bathroom completes the ground floor, with two well-proportioned bedrooms upstairs.

To the rear, the enclosed patio area provides space for entertaining and includes both a block-built and wooden storage shed.

Combining a central location with beautiful mountain views, generous outdoor space, and versatile living areas, this property presents an ideal home for those seeking charm and convenience.

ENTRANCE HALL

The property is entered via a brown uPVC front door leading into a welcoming entrance hall with wallpapered walls and ceiling. The space is fitted with carpet flooring, features a radiator for warmth, and houses the electric meter and fuse board. A door provides access to the main reception rooms.



RECEPTION ROOM 1

3.20 m x 2.90 m

The first reception room features wallpapered walls and ceiling, complemented by carpet flooring. A radiator provides warmth, and there are multiple power points throughout. A uPVC window to the front allows natural light to fill the space and offers pleasant views of the surrounding mountainside. The room opens into the second reception room, though doors could easily be fitted if separate spaces are preferred.



RECEPTION ROOM 2

3.30 m x 3.20 m

The second reception room features an emulsion-finished ceiling with wallpapered walls and carpet flooring. A radiator provides heating, and there are multiple power points throughout. The room includes an open fireplace with a brick surround and a wooden mantle above, creating a warm focal point. There is useful under-stairs storage, and a uPVC window looks through to the kitchen. A door leads directly into the kitchen, with stairs rising to the first floor.



KITCHEN

2.80 m x 1.60 m

The kitchen is fitted with a range of wood-effect wall and base units complemented by matching work surfaces. It features vinyl flooring, a freestanding cooker, and a stainless steel sink unit. The room is plumbed for an automatic washing machine and has emulsion-finished walls and ceiling. There are ample power points and a wall-mounted boiler. A uPVC window and rear door provide access to and views of the back of the property, while an internal door leads to the downstairs bathroom.



DOWNSTAIRS BATHROOM

1.50 m x 1.50 m

The downstairs bathroom is fitted with a modern suite comprising a bath with overhead shower and glass shower screen, a WC, and a wash hand basin. The room features an emulsion-finished ceiling with tiled walls and vinyl flooring. A radiator provides warmth, and a uPVC window to the rear with frosted glass allows for both natural light and privacy.



LANDING

The landing features carpet flooring with wallpapered walls and an emulsion-finished ceiling. From here, there is access to two bedrooms.



BEDROOM 1

4.10 m x 2.90 m

The first bedroom features wallpapered walls and ceiling with carpet flooring throughout. A radiator provides warmth, and multiple power points are available. A uPVC window to the front fills the room with natural light.



BEDROOM 2

3.30 m x 3.20 m

The second bedroom features emulsion-finished walls and ceiling with carpet flooring throughout. A radiator provides warmth, and there are multiple power points. A uPVC window to the front allows natural light to fill the room.

EXTERIOR

To the front, a wrought iron gate opens onto a pathway leading to the front door. The property features a generous-sized front lawn, providing a pleasant space to sit and enjoy the surrounding views.

To the rear, the property benefits from an enclosed patio area, providing ample space for outdoor entertaining. There is a block-built storage shed as well as a wooden shed, offering practical space for storage or hobbies.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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