



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

FOR SALE
£115,000



- **NEWLY RENOVATED 2-BEDROOM HOME**
- **MODERN KITCHEN AND BATHROOM**
- **WALKING DISTANCE TO TOWN CENTRE
AND TRANSPORT LINKS**



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Property Description

This newly renovated property offers a comfortable and stylish living space, perfectly 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, while the Taff Trail is easily accessible, ideal for cycling and scenic riverside walks.

Inside, the home has been updated to combine modern finishes with practical living spaces. The spacious living room provides a comfortable setting for relaxing or entertaining and leads through to the kitchen. The kitchen features smooth grey base and wall units complemented by a light oak-style worktop, along with a stainless-steel sink unit, built-in oven, electric hob with extractor hood, and vinyl flooring. An opening from the kitchen provides access to both the bathroom and the courtyard garden.

The bathroom features an emulsion-finished ceiling and walls, with travertine-effect panels surrounding the shower area, vinyl flooring, a radiator, and a side-facing window, creating a practical and stylish space. Bedroom 1 is a spacious room with carpeted flooring, a radiator, and a front-facing uPVC window allowing natural light to fill the space. Bedroom 2 is a generous room with an emulsion-finished ceiling and a mix of emulsion and wallpapered walls, carpeted flooring, and a front-facing uPVC window. Both bedrooms benefit from power points and comfortable layouts.

Externally, the property benefits from a low-maintenance courtyard garden offering useful outdoor storage with minimal upkeep.

This property represents an excellent opportunity to secure a newly renovated, move-in ready home in a convenient and well-connected location, offering modern finishes, practical living space, and close proximity to local amenities and scenic outdoor surroundings.

Porch

1.00 m x 1.10 m

A welcoming entrance porch featuring emulsion-finished ceilings, wallpapered walls, and a carpeted floor. The space benefits from a radiator for added comfort and is accessed via a white uPVC front door, with an internal door leading through to the living room.



Living Room

4.20 m x 3.90 m

A well-proportioned living room with emulsion-finished ceiling and walls, a carpeted floor, and a radiator. The room is fitted with multiple power points and benefits from a large uPVC window to the front elevation, with a door providing access to the kitchen.



Kitchen

3.50 m x 2.90 m

The kitchen features emulsion-finished ceilings and walls, vinyl flooring, and a radiator. The space is fitted with power points and a uPVC window to the side. Smooth grey base and wall units are complemented by a light oak-style worktop. Additional features include a stainless-steel sink unit, a built-in oven, and an electric hob with extractor hood above. And an opening that provides access to the bathroom and exterior.



Shower Room

2.60 m x 1.60 m

The bathroom features an emulsion-finished ceiling and walls, with travertine-effect panels surrounding the shower area, vinyl flooring, a radiator, and a side-facing window, creating a practical and comfortable space.



Bedroom 1

4.20 m x 2.10 m

A spacious bedroom with emulsion-finished ceiling and walls, carpeted flooring, a radiator, and power points. A uPVC window to the front elevation provides natural light.

Bedroom 2

2.70 m x 2.70 m

A generous bedroom with an emulsion-finished ceiling and a mix of emulsion and wallpapered walls. The room features carpeted flooring, a radiator, and power points, with a uPVC window to the front elevation. A storage cupboard also houses the newly installed gas combi boiler.



Courtyard Exterior

A low-maintenance courtyard garden offering useful outdoor storage with minimal upkeep.



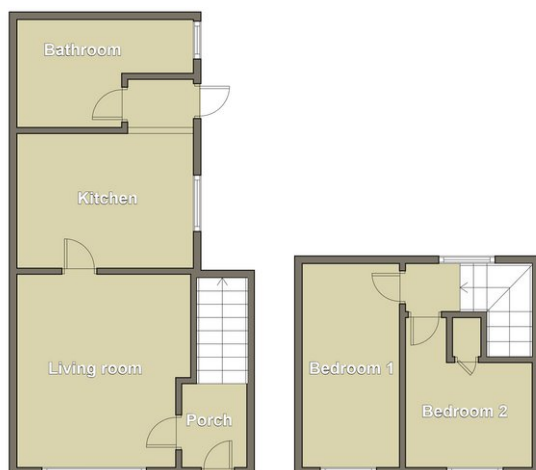




EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<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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