

Durbin & Co

ESTATE AGENTS & VALUERS



3 KNIGHT STREET MOUNTAIN ASH

++ VIEWING HIGHLY RECOMMENDED ++
+++ SPACIOUS FAMILY HOME +++

We are pleased to offer for sale this spacious, mid terrace, 3 bedroom property situated in a convenient location to the town centre, train station, medical centre and local amenities. Tastefully decorated throughout with a spar dashed front elevation under a tiled roof and benefiting from uPVC double glazing throughout and combi gas central heating. Large kitchen/diner and flat rear garden. EPC Energy Rating: B.

COMP: Double Entrance Hallway, Lounge, Kitchen/Diner, 3 Double Bedrooms, Family Bathroom.

£138,500

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DOUBLE HALLWAY

Composite front door leading to double passageway with emulsion walls and ceiling. Parquet flooring. 1 double radiator, gas meter, stairs to first floor.



LOUNGE

13'7" x 13'5" (4.14m x 4.09m)

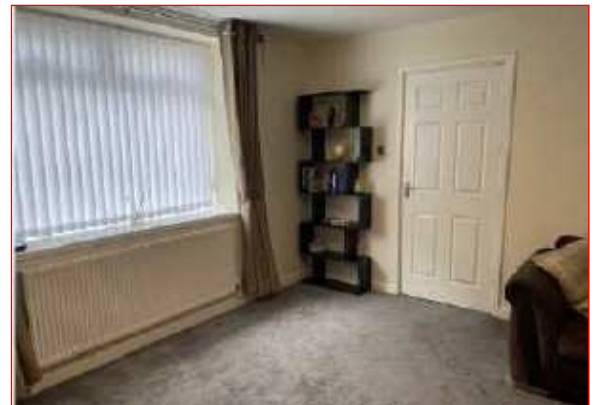
Emulsion walls and ceiling. Carpet as laid. Electric power points, 1 double radiator, picture window to front.



LOUNGE



LOUNGE



KITCHEN/DINER

21'3" x 11'4" (6.48m x 3.45m)

Emulsion walls and ceiling with sunken spotlighting to kitchen area. Vinyl floor covering. Fully fitted kitchen comprising Cream hi gloss wall units and black hi gloss base units with complementing chrome handles and solid wood work surfaces. Cream hi gloss island with storage, stainless steel sink unit with mixer taps, electric oven and ceramic hob, plumbed for automatic washing machine, integrated fridge/freezer, vertical radiator, electric power points, 1 double radiator, french doors and window to rear, understair storage cupboard.

**KITCHEN/DINER****KITCHEN/DINER**

STAIRS/LANDING

Emulsion walls and ceiling. Carpet as laid. Window to side.

**BEDROOM 1 (FRONT)**

13'6" x 10'8" (4.11m x 3.25m)

Emulsion walls and ceiling. Carpet as laid. 1 double radiator, electric power points, window to front.

**BEDROOM 2 (FRONT)**

13'6" x 11'2" (4.11m x 3.40m)

Emulsion walls and ceiling. Carpet as laid. 1 double radiator, electric power points, wardrobes, window to front.

**BEDROOM 2 (FRONT)**

BEDROOM 3 (REAR)

14'3" x 6'4" (4.34m x 1.93m)

Emulsion walls and ceiling with exposed beams. Carpet as laid. 1 double radiator, electric power points, combi gas boiler, wardrobes, window to rear.

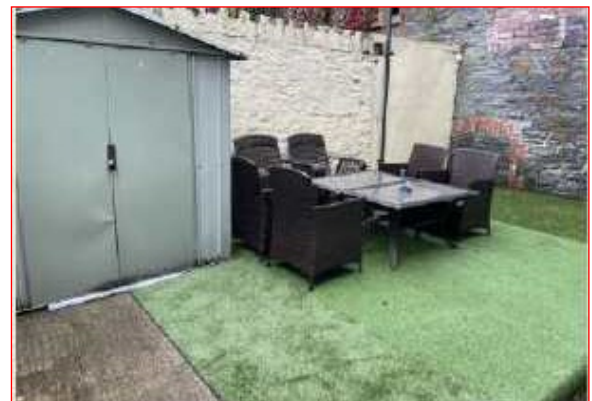
**FAMILY BATHROOM**

14'3" x 6'4" (4.34m x 1.93m)

Half tiled and half wallpapered walls, tongue and groove ceiling with exposed beam. Vinyl floor covering. Double shower cubicle, bath with shower head attachments, w/c and pedestal wash hand basin. 1 double radiator, extractor fan, window to rear.

**EXTERIOR**

Enclosed flat rear garden with artificial grass and storage shed.



EXTERIOR**EPC****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 1988

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