



**James Street, Mountain Ash,  
CF45 3UH.**

**FOR SALE  
£135,000**



- **FOUR BEDROOMS**
- **PERFECT TO UPDATE AND MAKE YOUR OWN**
- **SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN**



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## **Property Description**

T Samuel Estate Agents are pleased to bring to market this four-bedroom terraced property, situated in a quiet street in Miskin. Offering good sized accommodation throughout, this home presents an excellent opportunity for buyers looking to update and personalise and is sold with vacant possession and no onward chain.

The property briefly comprises an entrance hallway with access to two well-proportioned reception rooms, including a front-facing lounge with gas fire set on a tiled hearth and a second reception room with open fireplace leading through to the kitchen. The kitchen is a generous size and fitted with a range of base and wall units, breakfast bar, and a Royal Rayburn which also operates the central heating system. From here there is access to the downstairs bathroom, finished in a wet room style with shower area and vanity wash hand basin, as well as a separate WC with external access.

To the first floor there are four well-sized bedrooms, a feature that is rarely available in properties of this type, along with useful storage and attic access from the landing.

Externally, the property benefits from a patio seating area leading to a garden with lawn, mature shrubs and bushes, and gated rear access, which is a significant benefit to the property.

Conveniently located within walking distance of local shops, Mountain Ash town centre is also accessible on foot and offers a wider range of amenities including further shops, a GP surgery, and a train station. For commuters, the property is well positioned close to the link road providing easy access to the A470.

Overall, this is a well-located home with plenty of potential, offering spacious accommodation and excellent scope for improvement.



## **ENTRANCE HALL**

Entered via a white uPVC front door, the entrance hallway features carpet flooring, radiator, and stairs leading to the first floor. Doors provide access to the reception rooms, with the electric meter and fuse board also located here.

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## **RECEPTION ROOM 1**

3.64 m x 3.19 m

A well-proportioned reception room featuring wallpapered walls and ceiling, carpet flooring, radiator, and power points. The room benefits from a gas fire set on a tiled hearth, creating a focal point, and a uPVC window to the front providing natural light. The room is open through into Reception Room 2, creating a spacious, connected layout between the two areas.

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## **RECEPTION ROOM 2**

4.02 m x 3.52 m

Another well-proportioned reception room with wallpapered walls and ceiling, carpet flooring, radiator, and power points. The room features a wooden-framed window overlooking the kitchen and an open fireplace, with the possibility of installing a log burner worth looking into, subject to the necessary checks and requirements. There is also access to under-stairs storage, along with a door leading through to the kitchen.

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## **KITCHEN**

4.44 m x 3.33 m

A really good sized kitchen area fitted with a range of grey base and wall units, complemented by matching work surfaces. There is a stainless steel sink unit, plumbing for an automatic washing machine, and a matching breakfast bar providing additional seating and preparation space. The room benefits from an emulsion ceiling, wallpapered walls, and tiled splashbacks around the work surfaces. A Royal Rayburn is also in situ, which operates the central heating system. A sliding door provides access to the downstairs bathroom and a uPVC door provides access to the exterior.

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## **DOWNSTAIRS BATHROOM**

2.50 m x 1.70 m

A ground floor bathroom fitted in a wet room style, with a shower area enclosed by a shower screen. The suite comprises a wash hand basin set within a vanity unit. The room benefits from tiled flooring, wood panelled ceiling, and panelled walls, creating a practical finish. There is a radiator for comfort, and a uPVC window to the rear with frosted glass providing natural light and privacy. A uPVC door leads through to the separate WC.

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## **DOWNSTAIRS W/C**

Comprising a WC with panelled walls and ceiling. The room benefits from a uPVC window to the rear providing natural light, and a uPVC door giving direct access to the exterior.

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## **LANDING**

A first floor landing with wallpapered walls and ceiling and carpet flooring. There is access to the attic along with a built-in storage cupboard. Doors provide access to all four bedrooms.

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## **BEDROOM 1**

3.25 m x 3.07 m

A well-proportioned double bedroom with artex ceiling and coving, wallpapered walls, and carpet flooring. The room benefits from a radiator, power points, and a built-in storage cupboard. A uPVC window to the rear provides natural light.

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## **BEDROOM 2**

3.84 m x 2.50 m

A good-sized bedroom with polystyrene tiled ceiling, wallpapered walls, and carpet flooring. The room benefits from a radiator, power points, and a uPVC window to the front providing natural light.

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## **BEDROOM 3**

3.20 m x 2.52 m

A well-proportioned bedroom with emulsion ceiling, wallpapered walls, and carpet flooring. The room benefits from a radiator, power points, and a uPVC window to the rear providing natural light.

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## **BEDROOM 4**

2.97 m x 2.33 m

A further bedroom with polystyrene tiled ceiling, wallpapered walls, and carpet flooring. The room benefits from a radiator, power points, and a uPVC window to the front providing natural light.

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## **EXTERIOR**

To the exterior there is a patio seating area, with steps leading down to a pathway which provides access to a gated rear, which is a significant benefit to the property. The garden includes a section of lawn with mature shrubs and bushes, offering a private outdoor space.

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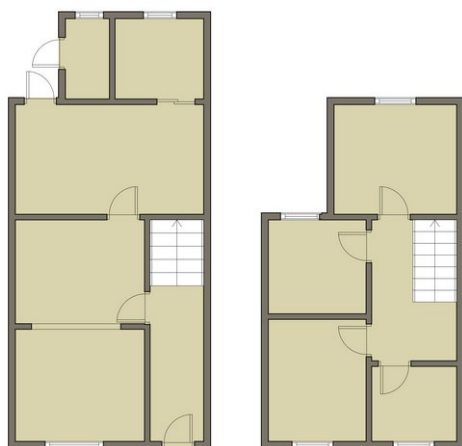






# EPC

## 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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