



**Albert Street, Mountain Ash,
CF45 3BA**

FOR SALE
£150,000



- **MOVE IN READY**
- **THREE BEDROOMS**
- **RECENTLY MODERNISED**



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Property Description

T Samuel Estate Agents are delighted to bring to the market this beautifully presented, recently modernised three-bedroom terraced property situated in the popular residential area of Miskin, Mountain Ash. Offering a fresh and contemporary finish throughout, this lovely home is ready to move straight into and would make an ideal purchase for first-time buyers or young families.

The property briefly comprises an entrance porch leading into a welcoming lounge with views of the surrounding mountainside, an inner hallway, a newly fitted sage green kitchen with complementary work surfaces and breakfast bar, and a stylish, modern ground floor bathroom. To the first floor are three well-presented bedrooms.

Externally, the property benefits from a tiered rear garden with a patio area and further sections offering a blank canvas for the new owners to create their own outdoor space.

Ideally located within walking distance of Mountain Ash town centre, the property enjoys easy access to a variety of shops, GP surgery and train station. A local convenience store is even closer, while a nearby primary school and children's play and skate park make this a particularly appealing location for families.

With its modern finish, convenient location and move-in-ready accommodation, this charming property is certainly one not to be missed.

Early viewing is highly recommended!

ENTRANCE PORCH

Accessed via a modern white uPVC front door, this neatly presented entrance porch features smooth emulsion walls and ceiling, complemented by stylish herringbone-effect vinyl flooring. A door leads through to the lounge, while the electric meter and fuse board are also housed within this area.



LOUNGE

6.24 m x 4.48 m

A beautifully presented lounge featuring smooth emulsion walls and ceiling, complemented by comfortable carpet flooring, creating a warm and inviting living space. The room benefits from two radiators, power points and a uPVC window to the front, allowing natural light to fill the room whilst enjoying pleasant views of the surrounding mountainside. A staircase provides access to the first floor, while a further door leads through to the inner hallway.



INNER HALLWAY

A neatly presented inner hallway featuring an Artex ceiling and smooth emulsion walls, complemented by stylish herringbone-effect vinyl flooring. Doors provide access to the kitchen, ground floor bathroom and a useful built-in storage cupboard, offering practical additional storage space.



KITCHEN

3.79 m x 2.70 m

A beautifully presented, newly fitted kitchen featuring a stylish range of sage green base and wall units, complemented by attractive wood-effect work surfaces and a matching breakfast bar, creating a modern yet welcoming space. The kitchen benefits from a contrasting black sink, built-in oven and hob with extractor hood above, along with plumbing for an automatic washing machine. The boiler is discreetly housed within a matching kitchen cupboard, maintaining the sleek and coordinated finish.

The room features an Artex ceiling, smooth emulsion walls with complementary tiling around the work surfaces, and stylish herringbone-effect vinyl flooring. Additional features include a radiator, power points, a uPVC window providing natural light and a uPVC door offering direct access to the exterior.



DOWNSTAIRS BATHROOM

2.88 m x 1.55 m

A beautifully presented, modern ground floor bathroom featuring an Artex ceiling and stylish tile-effect wall panelling, creating a fresh and contemporary finish. The room is complemented by attractive herringbone-effect vinyl flooring and comprises a three-piece suite including a bath, WC and wash hand basin. Additional features include a radiator and a frosted glass uPVC window to the rear, providing natural light whilst maintaining privacy.



LANDING

A neatly presented first floor landing featuring an Artex ceiling and smooth emulsion walls, complemented by comfortable carpet flooring. The landing benefits from a radiator, power points and a uPVC window to the rear, allowing natural light to brighten the space. Doors provide access to all three bedrooms.



BEDROOM 1

3.01 m x 2.83 m

A beautifully presented bedroom featuring smooth emulsion walls and ceiling, complemented by comfortable carpet flooring, creating a fresh and inviting space. The room benefits from a radiator, power points and a uPVC window to the rear, allowing plenty of natural light to brighten the room.



BEDROOM 2

3.31 m x 2.41 m

Another beautifully presented bedroom featuring smooth emulsion walls and ceiling, complemented by comfortable carpet flooring, creating a fresh and welcoming space. The room benefits from a radiator, power points and a uPVC window to the front, allowing natural light to brighten the room.



BEDROOM 3

2.48 m x 2.04 m

A neatly presented third bedroom featuring smooth emulsion walls and ceiling, complemented by comfortable carpet flooring. This versatile room would be ideal as a child's bedroom, nursery or home office. Additional features include a radiator, power points, access to the attic space and a uPVC window to the front, allowing natural light to brighten the room.



EXTERIOR

The rear garden offers plenty of potential for buyers to create their own outdoor space. A concrete area provides access to steps leading up to a tiered garden, with the first tier featuring a patio area. The further tiers are currently laid to soil, offering a blank canvas for the new owners to landscape and personalise to their own taste, whether creating flower beds, planting areas or additional seating spaces.





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

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