



**Albany Street, Mountain Ash,
CF45 3BE. CF45 3BE**

FOR SALE
£110,000



- **THREE BEDROOMS**
- **ENCLOSED GARDEN**
- **SOLD VACANT WITH NO ONWARD CHAIN**



3



1



1



Property Description

Situated on Albany Street in Mountain Ash, this three-bedroom home is conveniently located close to local amenities and Mountain Ash town centre, making it well placed for a range of shops, services and everyday conveniences. The property also offers good access to surrounding areas and local transport links.

Internally, the property provides a practical layout with two reception rooms, a fitted kitchen, family bathroom and separate WC to the ground floor, with the first floor providing three bedrooms.

The property benefits from a number of useful features, including uPVC windows, a fitted kitchen and separate bathroom and WC. The reception areas offer flexible space that can be arranged to suit individual requirements.

To the rear is a large, enclosed private garden, providing a generous outdoor area which is low maintenance and offers plenty of space for seating, entertaining or general outdoor use.

This property offers a convenient setting within easy reach of Mountain Ash town centre and would suit a range of buyers, including first-time buyers, families or investors. Sold vacant with no onward chain.

Hallway

Entered via a uPVC front door, the hallway features emulsion walls and ceiling, laminate flooring and a radiator. Doors lead to Reception Room 1, with stairs rising to the first floor.

Reception Room 1

3.60 m x 2.80 m

The room features emulsion walls and ceiling, laminate flooring and a uPVC window to the front. There is a radiator and power points, with an opening through to Reception Room 2.

Reception Room 2

3.70 m x 3.60 m

Featuring emulsion walls and ceiling, laminate flooring and a uPVC window to the rear. The room also benefits from a radiator and power points, with a door leading through to the kitchen.

Kitchen

3.60 m x 2.90 m

Fitted with white base units and matching wall cupboards, complemented by a marble-effect laminate work surface. The kitchen includes a built-in oven, gas hob with extractor hood above, stainless steel sink and space and plumbing for an automatic washing machine. There is a uPVC window to the side, with emulsion walls and ceiling, laminate flooring, a radiator and power points. A door leads to the hallway, providing access to the bathroom, WC and exterior.

Bathroom

2.20 m x 1.90 m

The bathroom features emulsion walls and ceiling, tiled flooring, a bath and wash hand basin, with a uPVC window to the rear.

W/C



1.20 m x 0.90 m

Featuring emulsion walls and ceiling, tiled flooring and a WC, with a uPVC window to the rear.

Landing

The landing features emulsion walls and ceiling, carpet flooring, a radiator and a window to the rear. Doors provide access to Bedrooms 1, 2 and 3.

Bedroom 1

3.50 m x 2.40 m

Featuring emulsion walls and ceiling, carpet flooring, power points and a uPVC window to the front.

Bedroom 2

3.10 m x 2.90 m

Featuring emulsion walls and ceiling, carpet flooring, power points and a uPVC window to the rear.

Bedroom 3

2.50 m x 2.00 m

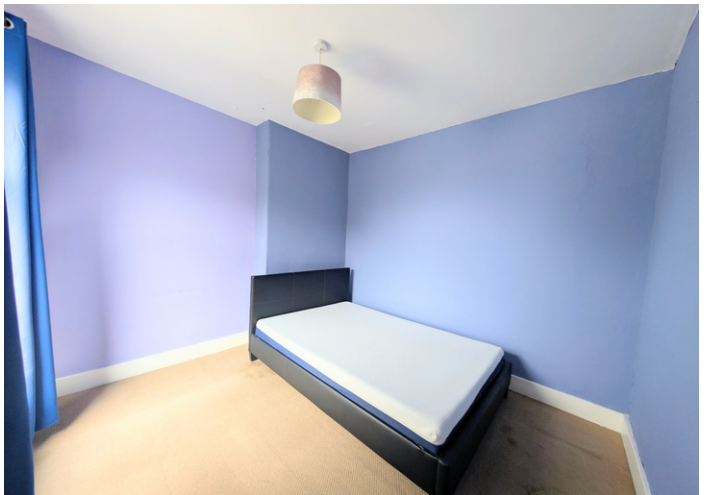
Featuring emulsion walls and ceiling, carpet flooring, power points and a uPVC window to the front. The room also benefits from access to the attic.

Exterior

To the rear is a large, enclosed private garden offering a low-maintenance outdoor space.









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.