



**Clarence Street, Miskin,
Mountain Ash, CF45 3BD.**

FOR SALE
£135,000



- **THREE BEDROOMS**
- **STYLISH MODERN INTERIOR**
- **SOLD WITH NO ONWARD CHAIN**



3



1



1



Property Description

Situated in a convenient and well-regarded location within walking distance of Mountain Ash town centre, this modernised mid-terraced three-bedroom property offers stylish, well-presented accommodation that would make an ideal first home.

Mountain Ash provides a range of everyday amenities including shops, a GP surgery, and a train station, while additional local shops, primary schools, and a nearby play and skate park are all within easy reach, making the location particularly appealing for families.

The property has been improved and finished to a contemporary standard throughout, offering a bright and welcoming interior. The ground floor comprises a spacious lounge with attractive herringbone-style flooring and modern feature wall panelling, flowing through to a well-appointed kitchen fitted with sleek gloss units, integrated appliances and a modern finish. A stylish downstairs shower room completes the ground floor accommodation.

To the first floor are three bedrooms, including a well-presented main bedroom, a second bedroom overlooking the front, and a versatile third L-shaped single room, along with access to attic storage. Outside, the property benefits from a forecourt to the front, while to the rear there is an enclosed garden with covered areas, offering useful storage and potential for further use.

The area is well connected for commuters, with a recently developed link road providing easy access to the A470, offering excellent transport links to surrounding towns and employment hubs. This is a fantastic opportunity to acquire a modern, move-in ready home in a popular and convenient location.

LOUNGE

6.49 m x 4.61 m

Entered via an attractive oak-effect uPVC front door, this inviting and stylish lounge immediately sets the tone for the property. The room features a smooth emulsion ceiling with inset spotlights, complemented by modern emulsion-finished walls, with one wall enhanced by eye-catching contemporary panel detailing. Herringbone-style laminate flooring adds a high-end feel, while a uPVC window to the front and uPVC French doors to the rear allow for plenty of natural light. There are power points throughout, stairs leading to the first floor and open access through to the kitchen, creating a bright and sociable living space ideal for modern living.



KITCHEN

3.69 m x 2.50 m

A beautifully presented and modern kitchen fitted with a range of mocha gloss base and wall units, complemented by contrasting white surrounds, creating a striking and contemporary finish. There are complementary work surfaces, a stainless steel sink unit with pull-down tap, and space with plumbing for an automatic washing machine. The kitchen also benefits from a built-in oven and hob with a stylish angled extractor hood. The room features a smooth emulsion ceiling with inset spotlights, smooth emulsion-finished walls with tiling to the splashback areas and tiled flooring. Additional features include a radiator and multiple power points. A uPVC window to the rear enjoys pleasant views over the garden and surrounding mountains. There is also a door providing access to useful understairs storage, while a bi-fold door leads through to the shower room, adding to the practical layout of the home.



DOWNSTARIS SHOWER ROOM

2.26 m x 1.63 m

A modern and stylish shower room fitted with a walk-in shower featuring a striking black grid shower screen, along with a thermostatic bar mixer shower with shower kit and fixed head. There is also a W.C. and a contemporary glass countertop wash hand basin. The room is finished with tiled walls and flooring, an emulsion ceiling, and a modern black vertical radiator. A uPVC window to the rear provides natural light, completing this well-designed and high-quality space.



LANDING

A bright and well-presented landing featuring smooth emulsion-finished walls and ceiling, with carpeted flooring underfoot. There are power points and a uPVC window to the rear allowing for natural light. Doors lead to three bedrooms, providing a practical and well-laid-out first floor.



BEDROOM 1

3.10 m x 2.95 m

A stylish and well-presented bedroom featuring smooth emulsion-finished walls, with one wall enhanced by attractive Tudor-style panelling, adding character and a modern touch. The room benefits from a radiator, multiple power points and a uPVC window to the rear allowing for natural light. A comfortable and inviting space, ideal as a main bedroom.



BEDROOM 2

3.33 m x 2.67 m

A well-presented bedroom featuring smooth emulsion-finished walls and ceiling, with carpeted flooring for added comfort. The room includes a radiator, multiple power points and a uPVC window to the front, allowing for good natural light. A versatile space suitable as a bedroom, nursery, or home office.



BEDROOM 3

3.96 m x 2.09 m

A single L shaped bedroom featuring smooth emulsion-finished walls and ceiling, with carpeted flooring underfoot. The room includes a wall-mounted boiler, radiator, multiple power points and a uPVC window to the front providing natural light. There is also access to the attic space, offering useful additional storage. A practical room suitable as a bedroom, nursery, or home office.



EXTERIOR

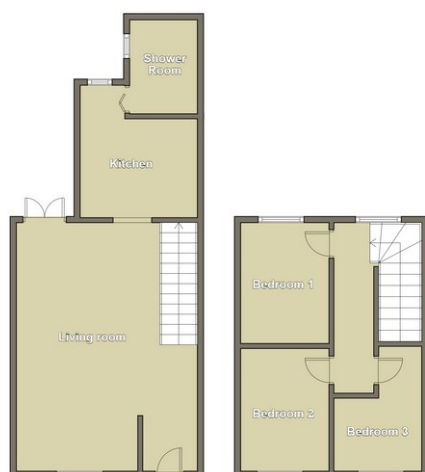
Immediately outside the French doors there is a covered area which could offer potential to be utilised as a utility space, along with the benefit of an outside tap and a double external power socket. Steps lead down to the enclosed garden, which includes a decked area in the corner. The garden is in need of some TLC but provides a good-sized outdoor space with scope to be improved and personalised. There is also a further covered area, ideal for storage, adding to the practicality of the exterior.





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

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.