



**Strand Street, Mountain Ash,
CF45 4HG**

**FOR SALE
£125,000**



- **STONE-FRONTED TERRACED HOME**
- **TWO BEDROOMS**
- **NO ONWARD CHAIN**



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Property Description

This attractive stone-fronted terraced home is ideally positioned within walking distance of both the train station and town centre, offering excellent access to a wide range of local amenities. The A470 is just a short drive away, providing convenient transport links for commuters. The property is offered with vacant possession and no onward chain, making it a great opportunity for first-time buyers or investors.

On entry, you are welcomed into a well-proportioned living room with emulsion walls and ceiling, laminate flooring, radiator and power points. A uPVC window to the front elevation provides good natural light, and there is a decorative electric fireplace. Stairs lead to the first floor, with access through to the kitchen.

The kitchen is fitted with grey base units and wood-effect work surfaces, incorporating a built-in oven and hob with extractor fan over and a stainless steel sink. Further benefits include plumbing for an automatic washing machine, under-stairs storage, vinyl flooring, radiator and power points. A uPVC window overlooks the rear, along with a uPVC door providing access outside.

To the first floor, the landing has emulsion walls and ceiling with carpet flooring and gives access to both bedrooms and the bathroom.

Bedroom 1 is a good-sized room with emulsion walls and ceiling, carpet flooring, radiator and power points. It also benefits from a built-in storage cupboard and a uPVC window to the front. Bedroom 2 is similarly well-proportioned, also featuring emulsion walls and ceiling, carpet flooring, radiator and power points, with a uPVC window to the front.

The bathroom comprises a bath with shower over and panelled surround, along with emulsion walls and ceiling, vinyl flooring and a radiator. A uPVC window to the rear provides natural light.

Externally, the property benefits from a large rear garden offering excellent potential for improvement.

Porch

1.60 m x 0.90 m

Entered via a uPVC front door, with laminate flooring, emulsion walls and ceiling, and a door leading through to the living room.



Living Room

4.80 m x 4.50 m

A spacious living room with emulsion walls and ceiling, laminate flooring, radiator and power points. uPVC window to the front elevation and a decorative electric fireplace. Stairs leading to the first floor and access through to the kitchen.



Kitchen

3.60 m x 1.40 m

A well-appointed kitchen with emulsion walls and ceiling, vinyl flooring, radiator and power points. Fitted with a built-in oven and hob with extractor fan over, a range of grey base units with wood-effect work surfaces, and a stainless steel sink. Plumbing for an automatic washing machine and useful under-stairs storage space. uPVC window to the rear and uPVC door providing access to the exterior.



Landing

Emulsion walls and ceiling with carpet flooring. Doors leading to bedrooms one, two, and bathroom.

Bedroom 1

4.30 m x 2.50 m

Emulsion walls and ceiling with carpet flooring, radiator and power points. Built-in storage cupboard and uPVC window to the front.



Bedroom 2

3.40 m x 1.90 m

Emulsion walls and ceiling with carpet flooring, radiator and power points. uPVC window to the front.



Bathroom

2.60 m x 2.00 m

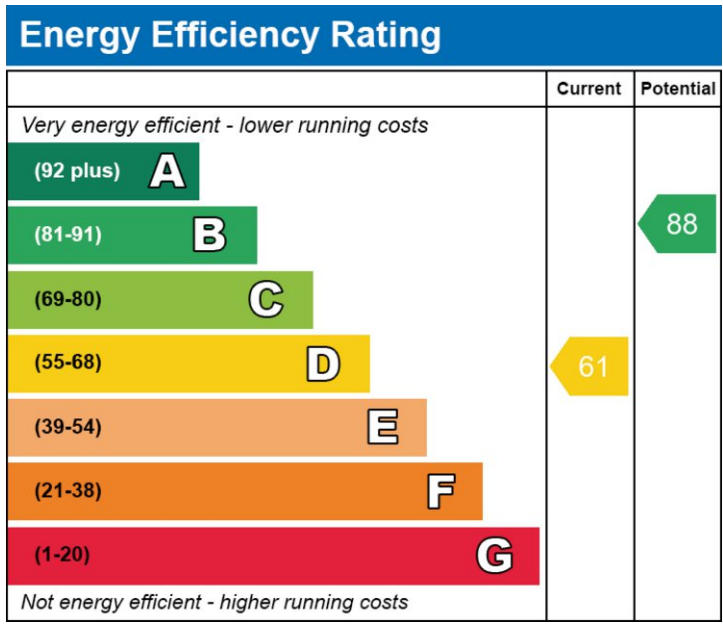
Emulsion walls and ceiling, vinyl flooring and radiator. Bath with shower over and panelled surround. Window to the rear.







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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