



**Cliff Street, Mountain Ash,
CF45 3LE**

FOR SALE
£150,000



- **FULLY MODERNISED**
- **CLOSE TO LOCAL AMENITIES**
- **THREE BEDROOM END OF TERRACE**



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Property Description

T Samuel Estate Agents are pleased to offer for sale this attractive three-bedroom, stone-fronted end-of-terrace home, situated on the popular Cliff Street in Mountain Ash.

Beautifully presented throughout, this modern home is ready for its next owners to move straight in and enjoy. Offering stylish interiors, well-proportioned accommodation and the added benefit of a recently replaced roof, the property provides comfortable, low-maintenance living.

The accommodation briefly comprises an inviting entrance hallway, a bright and spacious open-plan lounge/dining room, a contemporary fitted kitchen, and a convenient ground floor WC.

To the first floor are three generously sized bedrooms, together with a modern family bathroom finished to a high standard.

Outside, the property benefits from an enclosed, low-maintenance rear garden, providing an ideal space for relaxing or entertaining while enjoying pleasant views of the surrounding mountainside.

Whether you're a first-time buyer, growing family or simply looking for a home that's ready to move straight into, this property is sure to impress. Early viewing is highly recommended to fully appreciate everything it has to offer.

Ideally located within easy reach of Mountain Ash town centre, the property enjoys convenient access to a range of local amenities including shops, a health centre, hospital and train station. Both primary and secondary schools are also nearby, making this an excellent location for families.

ENTRANCE HALL

The property is entered via a newly fitted uPVC front door, leading into a bright and inviting entrance hallway. The hallway benefits from newly decorated walls and ceiling, newly fitted carpeting, and provides access to the main living accommodation, with stairs rising to the first floor. A door leads through to the generous lounge/diner.



LOUNGE

5.90 m x 2.90 m

The lounge/diner offers a spacious and flexible living area, perfect for both everyday family life and entertaining. The room has been thoughtfully updated and finished in a modern, neutral style, featuring smooth emulsion-finished walls and ceiling, a large uPVC window to the front allowing plenty of natural light, and contemporary laminate flooring which creates a practical and stylish finish.

A door leads through to the rear of the property, providing convenient access to the kitchen and creating a well-connected layout for modern living.

With its fresh décor and neutral presentation, this versatile room provides an excellent foundation for the new owner to add their own style and make the space their own.



KITCHEN

4.20 m x 3.20 m

The kitchen has been newly fitted to create a stylish and practical space, combining modern design with everyday functionality. It features a contemporary range of dove grey wall and base units, finished with sleek matt black handles and complemented by coordinating work surfaces and matching upstands.

The kitchen is well equipped with an integrated electric fan oven, four-zone ceramic hob and stainless steel extractor hood, along with a fridge freezer and newly installed under-counter washing machine. There is also space for a breakfast table, making it a perfect area for casual dining or enjoying a morning coffee.

Continuing the property's modern presentation, the room benefits from neutral décor, smooth emulsion-finished walls and ceiling, low-maintenance laminate flooring, and plenty of natural light from the uPVC window and doors which provide access to the WC and rear garden.

W.C

Conveniently positioned on the ground floor, the WC provides a practical addition to the home and comprises a modern white suite including a low-level WC and wash hand basin. The room is finished with neutral décor, smooth emulsion-finished walls and ceiling, and laminate flooring for a contemporary and easy-to-maintain finish.



BEDROOM 1

3.30 m x 1.80 m

A generous double bedroom offering a comfortable and well-presented space, finished with a modern feature wallpapered wall complemented by neutral décor throughout. The room benefits from a uPVC window to the front elevation, allowing plenty of natural light to fill the space, along with a radiator and multiple power points for everyday convenience.



BEDROOM 2

3.20 m x 2.30 m

A good-sized second bedroom situated to the rear of the property, offering a pleasant outlook over the garden. The room is presented with neutral décor, smooth emulsion-finished walls and ceiling, and benefits from newly laid carpeting, a uPVC window providing natural light, a radiator, and conveniently positioned power points.



BEDROOM 3

3.00 m x 2.10 m

A versatile third bedroom positioned to the rear of the property, offering a comfortable space suitable for a variety of uses. The room benefits from neutral décor, smooth emulsion-finished walls and ceiling, newly fitted carpeting, a uPVC window overlooking the rear garden, a radiator, and useful power points.



FAMILY BATHROOM

The newly fitted family bathroom offers a contemporary and stylish finish, featuring smooth emulsion-finished walls and ceiling with attractive feature tiling adding a modern touch. The suite comprises a panelled bath with shower over, wash hand basin, and low-level WC. Further benefits include a radiator and practical laminate flooring, creating a fresh, low-maintenance and functional space for everyday use.



EXTERIOR

The rear garden provides a pleasant and private outdoor area, ideal for enjoying warmer days, relaxing, or entertaining guests. Featuring newly installed wooden decking, it offers the perfect space for outdoor seating or dining. The garden has been designed for easy maintenance and benefits from a sunny aspect, along with the added convenience of a useful storage shed.



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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