



Cardiff Road, Mountain Ash

FOR SALE
£150,000



- **2 BEDROOM STONE MID TERRACE**
- **MODERN OPEN PLAN LIVING**
- **GREAT LOCATION**



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Property Description

T Samuel Estate Agents are delighted to bring to market this charming two-bedroom mid-terrace stone property, situated on Cardiff Road in Mountain Ash.

Cardiff Road is ideally positioned for easy access to Mountain Ash town centre, which is within walking distance and offers a range of national and independent retailers, along with a health centre and train station. The property is also conveniently located close to the Taff Trail, providing lovely scenic walks and opportunities to enjoy the surrounding countryside.

The accommodation comprises an entrance porch leading into a spacious open-plan living area incorporating a comfortable living room, dining area and kitchen. This generous open-plan space provides a versatile area for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms along with a family bathroom.

Externally, the property benefits from a rear garden which offers a blank canvas for the new owner to put their own stamp on and create an outdoor space to suit their individual requirements.

The property also enjoys lovely open views to the front, adding to its appeal. With its convenient location, spacious accommodation, two double bedrooms and potential to personalise, this property would make an excellent first-time purchase or investment opportunity.

Porchway

1.57 m x 0.91 m

Entrance to the property is via a composite front door, which opens into a useful entrance porch, providing a convenient space for storing coats, shoes and everyday belongings. A further door leads through into the main living accommodation. The porch benefits from smooth emulsion-finished walls and ceiling, complemented by tiled flooring.



Living room

7.02 m x 5.06 m

The property offers a spacious open-plan living and dining area, creating a versatile and sociable space ideal for modern everyday living. The room benefits from smooth emulsion-finished walls and ceiling, with a combination of carpeted and ceramic tiled flooring providing both comfort and practicality. The living area provides ample space for a range of lounge furniture and flows seamlessly into the dining area, making this an ideal space for relaxing with family or entertaining guests. The dining area continues through to the well-appointed corner kitchen, fitted with a range of white gloss wall and base units, providing useful storage and worktop space. The kitchen is equipped with plumbing for a washing machine, an integrated fan oven and hob, while a cupboard conveniently houses the combi boiler.

UPVC windows to both the front and rear allow plenty of natural light into the accommodation, while a UPVC door provides direct access to the rear garden.



Bedroom 1

4.81 m x 3.40 m

A generously proportioned double bedroom extending across the full width of the property, offering excellent space for a range of bedroom furniture. The room benefits from smooth emulsion-finished walls and ceiling, with carpeted flooring, a radiator and ample power points. A UPVC window to the front elevation provides plenty of natural light while enjoying a lovely outlook and attractive open views.



Bedroom 2

3.53 m x 2.65 m

A generously proportioned double bedroom, offering excellent space for a range of bedroom furniture. The room benefits from smooth emulsion-finished walls and ceiling, with carpeted flooring, a radiator and ample power points. A UPVC window to the rear elevation provides plenty of natural light and views over the rear garden.



Family bathroom

2.21 m x 2.03 m

The family bathroom is finished with smooth emulsion walls and ceiling, complemented by attractive feature tiling and modern spotlights. The suite comprises a bath tub with shower over, wash hand basin and WC, providing a practical and contemporary space. A UPVC window to the rear allows natural light into the room, while a heated chrome towel rail adds warmth and convenience.



Rear garden

The properties rear garden, currently featuring a concrete pathway and a large storage shed with the benefit of power and lighting. A few stone steps lead up to a further level of the garden, where there is an additional storage shed providing useful outdoor storage.

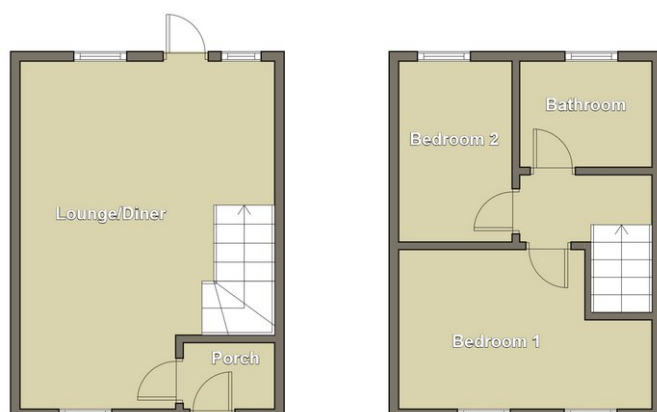
The garden offers a good degree of versatility and provides an excellent blank canvas for the new owner to put their own stamp on, whether creating a landscaped seating area, entertaining space or a family-friendly garden.





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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