



**Lyle Street, Mountain Ash,
CF45 3RG**

**FOR SALE
£135,000**



- **MODERNISED THROUGHOUT**
- **THREE BEDROOMS**
- **VACANT WITH NO ONWARD CHAIN**



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Property Description

Situated on Lyle Street in Mountain Ash, this modernised three-bedroom home offers a convenient location close to local amenities and Mountain Ash town centre, making it well placed for shops, services and everyday conveniences. The property has been updated throughout, offering a fresh and contemporary feel while retaining a practical layout suited to modern everyday living.

The property offers a welcoming entrance leading into a spacious living room, while the modern kitchen provides a stylish and practical space with light grey high-gloss units, light oak-effect work surfaces and integrated appliances. A contemporary bathroom completes the ground floor, featuring a modern suite with bath and overhead shower.

The first floor provides three bedrooms, with the second bedroom benefiting from beautiful mountain views. The property also offers a low-maintenance tiered rear garden with rear access, providing a practical outdoor space that is easy to maintain.

Combining a convenient location with modernised accommodation, attractive contemporary finishes and a practical layout, this property would make an ideal home for first-time buyers, couples or a small family. With its convenient position, modern presentation and mountain views, viewing is highly recommended.

Hallway

The property is entered via a UPVC front entrance door featuring a modern long glazed slot panel. The hallway offers smooth emulsion walls and ceiling, laminate flooring, radiator and doors leading to the living room and staircase providing access to the first floor.



Living Room

6.30 m x 3.50 m

Spacious living room featuring smooth emulsion walls and ceiling, laminate flooring, UPVC window to the front, a radiator and door leading to the kitchen.



Kitchen

4.40 m x 3.00 m

Fitted with light grey high-gloss units, light oak laminate work surfaces and a stainless steel sink. The kitchen includes a built-in oven, electric ceramic glass hob with extractor hood above, plumbing and space for a washing machine, vinyl flooring, smooth emulsion walls and ceiling with classic white glass metro tile splashbacks, radiator, power points and a UPVC door with privacy glass providing access to the exterior, along with an internal door leading to the bathroom.



Bathroom

3.20 m x 1.80 m

Fitted with a bath with overhead shower and glass screen, wash hand basin set within a vanity unit and WC. The room features smooth emulsion walls and ceiling, tiled surrounds to the bath, vinyl flooring, a vertical radiator and UPVC privacy window to the side.



Landing

Featuring smooth emulsion walls and ceiling, carpet flooring and access to bedrooms one, two and three.

Bedroom 1

4.50 m x 3.20 m

Generously sized bedroom featuring smooth emulsion walls and ceiling, carpet flooring, two UPVC windows to the front, a radiator and power points.

Bedroom 2

3.00 m x 2.90 m

Well-proportioned bedroom featuring smooth emulsion walls and ceiling, carpet flooring, UPVC window to the side with beautiful mountain views, radiator and power points.

Bedroom 3

2.90 m x 2.80 m

Featuring smooth emulsion walls and ceiling, carpet flooring, UPVC windows to the rear, radiator and power points.

Exterior

Low-maintenance tiered rear garden with rear access.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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