



**Upper Fforest Level, Newtown,
Mountain Ash, CF45 4HR**

FOR SALE
£105,000



- **TWO BEDROOM MID TERRACE**
- **CONVENIENT AND QUIET LOCATION**
- **SCOPE TO UPDATE AND ADD YOUR OWN PERSONAL TOUCH**



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Property Description

A two-bedroom mid-terraced property situated within a quiet residential street in Newtown, offering an excellent opportunity for a first-time buyer, investor or those looking to downsize.

The property is in need of some updating and modernisation but is perfectly liveable in its current condition, providing a good opportunity for a purchaser to add their own style and make improvements over time. The accommodation briefly comprises an entrance hall, L-shaped lounge, kitchen, first-floor landing, two bedrooms and a family bathroom.

Externally, the property benefits from a good-sized rear garden with a combination of patio, lawn and planted areas, together with a useful storage shed and rear lane access.

The property is conveniently located within walking distance of Mountain Ash town centre, where a range of local amenities can be found, including shops, a GP surgery and Mountain Ash railway station. For commuters, the A470 is also just a few minutes' drive away, providing convenient access to surrounding towns and the wider South Wales area.

Overall, this property represents a good opportunity for those seeking an affordable home with scope to update and improve, while benefiting from a convenient location and a good-sized rear garden.

ENTRANCE HALLWAY

The property is accessed via a white uPVC front door, opening into the entrance hall. The hall benefits from carpeted flooring, wallpapered walls and ceiling. An electrical consumer unit is located within the hall, with stairs rising to the first floor and a door providing access to the lounge.



LOUNGE/DINER

A well-proportioned L-shaped lounge offering flexible living space with potential to create distinct living and dining areas. The room benefits from carpeted flooring, wallpapered walls and a smooth-finished ceiling. uPVC windows to both the front and rear provide plenty of natural light. There are radiators and a good range of power points, with a door leading through to the kitchen.



KITCHEN

The kitchen is fitted with a range of base and wall-mounted units with complementary work surfaces, providing useful storage and preparation space. There is a freestanding cooker and washing machine, with the latter being plumbed in. A stainless steel sink and drainer are incorporated into the work surface. The room benefits from laminate flooring, emulsion-finished walls and an Artex ceiling with fluorescent strip lighting. A wall-mounted boiler is also located within the kitchen. uPVC windows to the rear and side provide natural light, while a door gives access to the exterior. A radiator and a range of power points are also provided.



LANDING

The first-floor landing provides access to the bedrooms and family bathroom. The area benefits from wallpapered walls and an Artex ceiling. Doors lead to two bedrooms and the upstairs bathroom, with access to the loft/attic space also provided from the landing.



UPSTAIRS BATHROOM

The upstairs bathroom is fitted with a white suite comprising a bath, WC and wash hand basin, together with a large separate shower cubicle. The room benefits from vinyl flooring, emulsion-finished walls and an Artex ceiling. A uPVC window to the rear provides natural light and ventilation.



BEDROOM 1

A good-sized double bedroom situated to the front of the property. The room benefits from carpeted flooring, emulsion-finished walls and ceiling, with a uPVC window to the front providing natural light. A radiator and a range of power points are also provided.



BEDROOM 2

A well-presented second bedroom with uPVC window to the rear, providing a good source of natural light. The room features carpeted flooring, emulsion-finished walls and an Artex ceiling, together with a range of power points.



EXTERIOR

The property benefits from a good-sized rear garden, providing a pleasant outdoor space with a combination of paved patio areas, planted borders and a lawned section. A pathway runs through the centre of the garden, providing access through the outdoor space. The garden also benefits from rear lane access and includes a useful wooden storage shed.







EPC

FLOORPLAN

Misdescriptions Act 1991

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