



**Arnold Street, Mountain Ash.  
CF45 4LF**

**FOR SALE  
£105,000**



- **3 BEDROOM TERRACE**
- **CONVENIENT LOCATION**
- **VACANT POSSESSION AND NO ONWARD CHAIN**



**3**



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## **Property Description**

T Samuel Estate Agents are pleased to bring to market this three-bedroom mid-terrace property, ideally located on Arnold Street in Mountain Ash. This attractive stone-fronted home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong buy-to-let opportunity in a popular residential area.

The accommodation is well laid out and briefly comprises an entrance hallway, a spacious lounge/diner, and a fitted kitchen, along with a convenient downstairs bathroom. To the first floor, there are three well-proportioned bedrooms, offering versatile living space suitable for families, guests, or home working.

Externally, the property benefits from a rear garden with pleasant views across the surrounding mountainside and over the town of Mountain Ash, providing an appealing outdoor space to relax and enjoy the scenery.

The property is ideally located within easy reach of both primary and secondary schools, the town centre with a range of national and independent retailers, a health centre, and Mountain Ash train station, now part of the new Metro system. There is also excellent access to the A470 and Heads of the Valleys link road, making it convenient for commuters.

## **Hallway**

Access to the property is via a uPVC front door, opening into the entrance area featuring an Artex ceiling and smooth emulsion walls. The space benefits from laminate flooring, a radiator, and provides access to both the lounge/diner and the staircase rising to the first floor.

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## **Lounge diner**

6.30 m x 3.40 m

Spacious lounge diner featuring a smooth emulsion ceiling and smooth emulsion walls, creating a bright and welcoming living environment. The room benefits from laminate flooring throughout, along with dual aspect uPVC windows which allow an abundance of natural light to flow in.

Well-proportioned for family living, the space offers ample room for both lounge and dining furniture, making it ideal for everyday use and entertaining alike. Additional features include radiators for comfort and a door leading through to the kitchen, providing a practical and convenient layout.

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## **Kitchen**

3.30 m x 3.00 m

Modern fitted kitchen comprising a range of base and wall units, offering ample storage and workspace. The room features a smooth emulsion ceiling and walls, complemented by attractive feature tiling for a stylish finish. A convenient central island enhances both functionality and appeal, providing additional preparation space and a focal point for the room.

The kitchen benefits from laminate flooring throughout, a uPVC window to the side allowing natural light, and a door providing direct access to the rear garden. Further access leads through to the ground floor bathroom, adding to the practicality of the layout. The space is also fitted with a radiator for year-round comfort. upvc door leading to the



rear garden.

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### **Shower Room**

2.40 m x 2.30 m

Shower room comprising a purpose-built shower enclosure, WC, and wash hand basin. The space is completed with a uPVC window to the rear, allowing natural light and ventilation, and offers a practical and functional layout suitable for everyday use. Smooth emulsion ceiling and floor to ceiling feature tiling. Radiator.

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### **Bedroom 1**

3.20 m x 2.30 m

A well-proportioned double bedroom located at the front of the property, featuring an Artex ceiling and walls, creating a traditional finish throughout. The room benefits from fitted carpets, adding warmth and comfort underfoot, while a uPVC window to the front allows in natural light and provides a pleasant outlook. This versatile space is ideal as a main or guest bedroom.

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### **Bedroom 2**

3.00 m x 2.80 m

Another double bedroom featuring an Artex ceiling and walls, offering a traditional finish throughout. The room benefits from fitted carpets for added comfort, along with a radiator and multiple power points for convenience. A uPVC window to the rear provides natural light and a pleasant outlook, making this a versatile space suitable as a guest bedroom, children's room, or additional family accommodation.

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### **Bedroom 3**

2.20 m x 2.10 m

Third bedroom featuring an Artex ceiling paired with smooth emulsion walls, offering a contrast of traditional and modern finishes. The room benefits from fitted carpets, providing a comfortable and cosy feel underfoot, along with a radiator for warmth. A



uPVC window to the front allows natural light to fill the space, making it a bright and versatile room ideal for use as a single bedroom, nursery, or home office.

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### **Rear garden**

Rear garden offering ample space for outdoor furniture, making it ideal for relaxing, dining, or entertaining. The garden is partly laid to lawn with a comfortable seating area, all enclosed by secure boundary fencing for privacy and peace of mind.

A pleasant outlook is enjoyed from the garden, with attractive views across the surrounding town and towards the nearby mountainside, creating a scenic and tranquil outdoor setting.

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# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	68		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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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