



**Kingcraft Street, Mountain
Ash, CF45 3LT**

FOR SALE
£125,000



- **THREE BEDROOMS**
- **RENOVATION PROJECT**
- **IDEAL FAMILY LOCATION**



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Property Description

Offering plenty of potential, this three-bedroom property is situated in the popular Darranlas area of Mountain Ash and provides an excellent opportunity for those looking for a home they can renovate and make their own.

The property is ideally positioned opposite a primary school and benefits from permit parking for residents. Mountain Ash town centre is within walking distance, offering a range of local shops, a GP surgery and train station, making everyday amenities and transport links readily accessible.

For families, the location is particularly convenient, with a local play area and skate park also within a short walking distance.

Internally, the property provides well-proportioned accommodation across two floors, including three bedrooms, two reception areas, a kitchen/lean-to area, utility room and downstairs bathroom. Outside, there is a lawned area to the rear, access to a rear lane and views towards the surrounding mountains.

Requiring a full renovation, this property offers genuine scope for transformation and could make a fantastic family home once modernised and refurbished.

HALLWAY

The property is entered via a white uPVC front door into the entrance hall. The hall has wallpapered and emulsioned walls, a wallpapered ceiling and laminate flooring. Stairs rise to the first floor, with doors leading through to both the lounge and kitchen. The electric fuse board is also located within the entrance hall. The property requires full renovation throughout, offering an excellent opportunity for the incoming owner to refurbish and modernise the accommodation to their own specification. The entrance hall provides a practical starting point, with scope to create a fresh and welcoming first impression as part of the renovation works.



LOUNGE

6.40 m x 3.80 m

The lounge features wallpapered walls and ceiling, carpet flooring, two radiators and a range of power points. A tiled fireplace provides a focal point to the room. A uPVC window overlooks the front aspect, with a further uPVC window providing a view through to the lean-to/kitchen area. The room offers a good-sized space with plenty of scope for the new owner to create a comfortable and modern living area.



DINING ROOM

3.22 m x 3.12 m

The dining room has an Artex ceiling, emulsioned walls and laminate flooring, with a radiator and power points. A wall-mounted boiler is located within the room, together with useful under-stair storage. A door leads through to the utility room, while a uPVC door provides access to the lean-to/kitchen area. There is also a uPVC window overlooking the lean-to/kitchen. The room offers a versatile space with useful storage and convenient access to the adjoining areas of the property.



UTILITY ROOM

2.29 m x 1.08 m

The utility room has an emulsioned ceiling and walls, tiled flooring and power points. A uPVC window overlooks the rear of the property, providing natural light to the room. A door leads through to the downstairs bathroom, providing convenient access to the property's additional facilities.



DOWNSTAIRS BATHROOM

3.09 m x 1.50 m

The downstairs bathroom comprises a bath, WC and wash hand basin, together with a separate shower tray. The room has tiled walls and tiled flooring, an emulsioned ceiling and a wall-mounted vertical radiator. A uPVC window to the side aspect provides natural light and ventilation.



LANDING

The first-floor landing has an Artex ceiling, wallpapered walls and carpet flooring, with power points and access to the loft space. Doors lead to three bedrooms, providing access to the first-floor accommodation.



BEDROOM 1

4.85 m x 3.43 m

The bedroom features an Artex ceiling, wallpapered walls and carpet flooring, together with a radiator and power points. Built-in cupboards provide useful storage, while two uPVC windows to the front aspect allow plenty of natural light into the room. The space offers good scope to create a comfortable and well-proportioned bedroom.



BEDROOM 2

3.24 m x 3.06 m

The bedroom has an Artex ceiling, wallpapered walls and carpet flooring, together with power points and a uPVC window overlooking the rear of the property. An original fireplace provides a particularly attractive feature and adds character to the room.

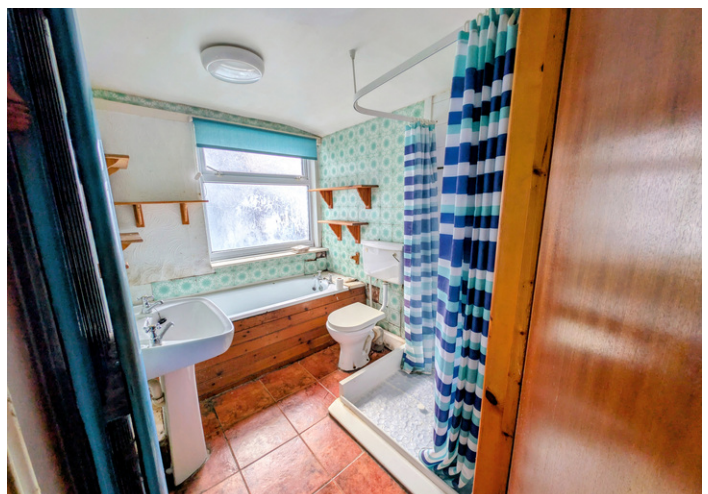
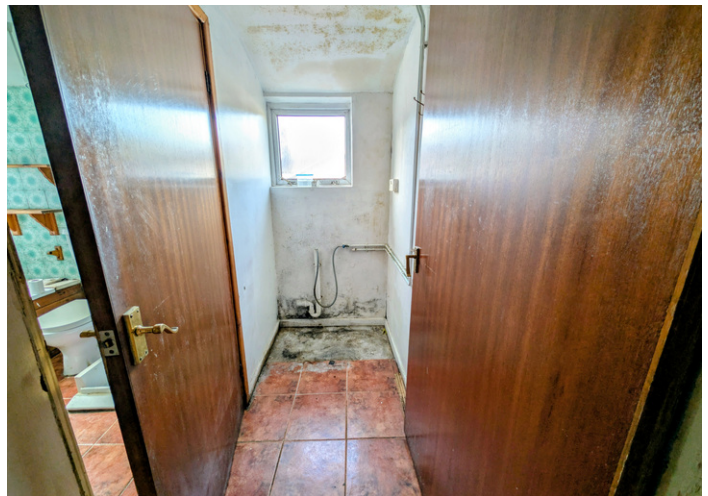
BEDROOM 3

3.27 m x 3.25 m

The bedroom features an Artex ceiling, wallpapered walls and carpet flooring, together with a radiator and power points. A uPVC window overlooks the rear of the property, providing natural light to the room.

EXTERIOR

The property benefits from a lawned area to the rear, with access to a rear lane. The garden would benefit from some attention and offers scope to create an attractive outdoor space. There are also lovely views towards the surrounding mountains, adding to the property's appeal.







EPC

FLOORPLAN

Misdescriptions Act 1991

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