



**Rowan Close, Caegarw,
Mountain Ash. CF45 4LH**

FOR SALE
£95,000



- **2 BEDROOMS**
- **1ST FLOOR FLAT**
- **CLOSE TO TOWN CENTRE**



2



1



1



Property Description

A fantastic opportunity to purchase this two-bedroom first-floor flat, situated within a purpose-built block and offering an excellent opportunity for both first-time buyers looking to take their first step onto the property ladder, downsizers and investors seeking to add to their portfolio.

The property has a good rental history, making it an attractive option for those considering an investment purchase, while its convenient location also makes it well suited to owner occupation.

Ideally positioned within walking distance of Mountain Ash town centre, the property is close to a range of local amenities including shops, a GP surgery and the Mountain Ash train station, providing excellent transport links for commuters.

The accommodation briefly comprises two bedrooms, living accommodation, kitchen and bathroom, with the property being situated on the first floor of the block.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

ENTRANCE HALL

4.30 m x 1.00 m

Entrance via a composite PVC door. Emulsion walls and artex ceiling. Laminate flooring. Radiator. Power point. Doors leading to two bedrooms, bathroom, kitchen and two storage cupboards. First storage cupboard houses electric fuse board.



LOUNGE

4.20 m x 3.80 m

Artex ceiling. Emulsion walls. Laminate flooring. Power points. Wall mounted coal effect gas fire with wooden surround. uPVC window to the front.



KITCHEN

3.80 m x 2.70 m

Artex ceiling. Emulsion walls with tiles around work surface. Radiator. Power points. Base and wall units in cream wood effect with chrome handles. Wooden effect work surface. Breakfast bar. Stainless steel sink unit. Plumbed for automatic washing machine. Built in oven and hob with chrome chimney extractor hood. Storage cupboard



BATHROOM

2.80 m x 2.00 m

Artex ceiling. Emulsion and tiled walls. Radiator. Three piece suite in white comprising bath with wall mounted shower, wash hand basin and w.c. uPVC window to the rear with frosted glass.



BEDROOM 1

4.30 m x 3.30 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

BEDROOM 2

2.70 m x 2.30 m

Artex ceiling. Emulsion walls. Carpet flooring. Power points. Radiator. uPVC window to the rear.



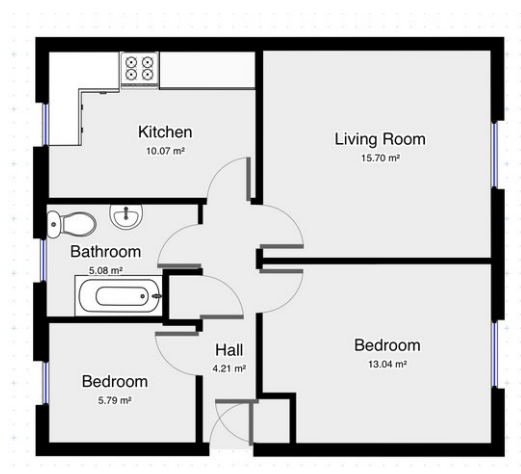




EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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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