



**Oakland Street, Mountain Ash,  
CF45 3AL**

**FOR SALE  
£169,000**



- **FOUR BEDROOMS**
- **END OF TERRACE**
- **EXTENDED AND RENOVATED**



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## **Property Description**

A fantastic opportunity to acquire this spacious four-bedroom end-of-terrace home situated in the popular area of Misquin. The property has been extended and renovated by the current owners, creating a home that offers an impressive amount of living space throughout, including the added benefit of a ground floor bedroom.

The current owners have embraced a rustic style throughout the property, incorporating wooden features and darker décor which gives the home a distinctive character. However, this is largely cosmetic and could easily be adapted or refreshed to suit a buyer's own taste, allowing the generous space this home offers to truly shine.

Inside, the property benefits from multiple reception areas, a well-equipped kitchen, ground floor bathroom/wetroom, and versatile living accommodation, making it ideal for families or those looking for flexible living space. To the first floor are three further bedrooms, along with access to a useful attic room, providing even more usable space.

Externally, the rear garden is arranged over several sections and includes a paved seating area, a unique wooden summer house with power and laminate flooring, an additional storage shed, and a further enclosed area laid with artificial lawn, offering a private and versatile outdoor space.

With space in abundance and flexible accommodation throughout, this property offers an excellent opportunity for buyers looking for a home they can make their own in a desirable location.

## **ENTRANCE HALL**

Accessed via a coloured composite front door, the entrance hall features emulsion walls with a decorative dado rail and a smooth ceiling, complemented by practical tiled flooring. A sliding wooden door leads through to the lounge, adding a subtle rustic touch, while stairs rise to the first floor. The electric meter and fuse board are neatly housed within the space, and the generous proportions provide a welcoming introduction to the home.

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## **RECEPTION ROOM 1**

3.84 m x 2.89 m

Currently divided by a timber-frame partition wall, this versatile space could easily be opened up to create one large reception room, offering excellent flexibility to suit your needs. The room features an emulsion ceiling with decorative coving, emulsion walls with a single feature wallpaper, and tiled flooring. A radiator and power points are installed, while a uPVC window to the front aspect allows for natural light. The space's generous proportions and adaptable layout provide a fantastic opportunity for creating a living area that suits your style.

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## **RECEPTION ROOM 2**

3.96 m x 3.48 m

This bright and adaptable reception space features an emulsion ceiling with decorative coving and smooth emulsion walls, with one wall finished in feature wallpaper. Tiled flooring runs throughout, complemented by a radiator and multiple power points. A wooden door provides access to useful under-stairs storage, while there is access into the kitchen. uPVC French doors to the rear allow natural light to flood the room and provide access to the garden, creating a seamless connection between indoor and outdoor living.

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## **KITCHEN**

3.44 m x 2.99 m

Fitted with ample black base and wall units, complemented by a light work surface and matching splashback, this kitchen offers plenty of storage and workspace. Appliances include a built-in Neff oven and microwave, halogen hob with extractor, a black sink with pull-down tap, and an American-style fridge freezer, which will remain. The space features an emulsion ceiling, a combination of emulsion and wallpapered walls, and tiled laminate flooring. Radiator and multiple power points are installed and a door leads through to the rear hallway.

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## **REAR HALLWAY**

Featuring an emulsion ceiling and a combination of emulsion and tiled walls, with laminate flooring underfoot. A sliding door provides access to the downstairs bathroom/Wetroom, creating a practical and functional space.

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## **DOWNSTAIRS BATHROOM/WETROOM**

2.35 m x 1.95 m

A contemporary wetroom featuring a shower screen, W.C., and wash hand basin set within a vanity drawer unit. The room is finished with a smooth emulsion ceiling with recessed spotlights, and a combination of tiled and panelled walls. Tiled flooring runs throughout, with a radiator installed for comfort, and a uPVC window to the side provides natural light and ventilation.

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**DOWNSTAIRS**  
**BEDROOM/VERSATILE SPACE**

3.29 m x 3.06 m

Previously used as a bedroom, this flexible room could also work as a home office or hobby space. Featuring smooth emulsion walls and ceiling, laminate flooring, radiator, and power points. Built-in storage cupboards add practicality, while a uPVC window to the side and a door to the exterior provide natural light and garden access.

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**LANDING**

The first-floor landing features emulsion walls with dado rail, an emulsion ceiling and carpet flooring underfoot. A radiator and uPVC window to the rear provide comfort and natural light. Doors lead to three bedrooms, while a further door provides access to the attic space. A Saniflow toilet is also conveniently situated on the landing

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**BEDROOM 1**

3.45 m x 3.20 m

A spacious bedroom featuring smooth emulsion walls and ceiling, complemented by carpet flooring. A radiator and power points are installed, while a uPVC window to the rear aspect allows natural light to fill the room.

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**BEDROOM 2**

3.17 m x 2.82 m

A bright and well-proportioned bedroom featuring smooth emulsion walls and ceiling, with one wall finished in feature wallpaper. Laminate flooring runs throughout, complemented by a radiator and power points. A uPVC window to the front aspect allows natural light to fill the room.

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### **BEDROOM 3**

2.41 m x 2.14 m

A bedroom featuring wallpapered walls and a smooth ceiling. Laminate flooring runs throughout, with a radiator and power points installed. A uPVC window to the front aspect allows natural light to brighten the room.

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### **ATTIC SPACE**

3.82 m x 3.06 m

A versatile attic room featuring a combination of emulsion and wallpapered ceiling, with smooth emulsion walls and one feature wallpapered wall. Laminate flooring runs throughout, with power points installed and useful under-eave storage. A Velux window to the rear aspect provides natural light.

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### **LEAN TO/UTILITY ROOM**

Featuring a perspex roof and concrete flooring, this practical space is plumbed for an automatic washing machine and includes a door providing direct access to the exterior. Ideal for laundry and additional storage.

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### **EXTERIOR**

The rear garden features a paved patio with a seating area, perfect for outdoor entertaining. A gate leads to a further section where there is a unique wooden shed/summer house, complete with laminate flooring, power points and a uPVC window to the garden. An additional wooden storage shed provides practical space. A few steps lead up to another tier of the garden, laid with artificial lawn and fully enclosed, creating a private and versatile outdoor space.

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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# 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.

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