



# T Samuel Estate Agents

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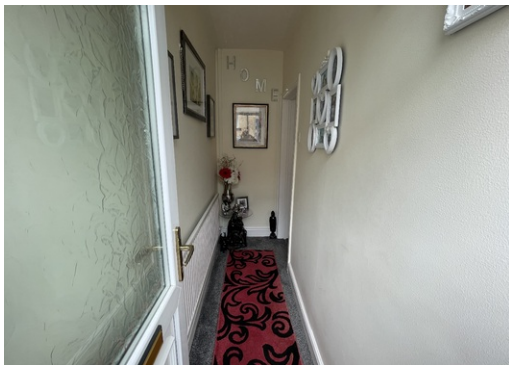
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**Milbourne Street, Mountain Ash  
CF45 4YL**

**FOR SALE  
£89,950**



- **3 BEDROOMS**
- **CLOSE TO LOCAL AMENITIES**
- **DOWNSTAIRS SHOWER ROOM**



3



1



1



## Property Description

### HALLWAY

2.94 m x 0.91 m

Entrance via a white uPVC front door. Artex ceiling, Emulsion walls. Carpet flooring. Radiator. Cupboard housing electric meter and fuse board. Door to lounge.



### LOUNGE

6.49 m x 3.63 m

Fire surround housing coal effect gas fire. Artex ceiling with ceiling rose. Emulsion walls with one wallpapered as a feature. Carpet flooring. Under stairs storage. Two radiators. Power points. Entrance to kitchen. uPVC window to the front.



### KITCHEN

3.26 m x 2.96 m

Base units in Cream units with complimentary work surface. Plumbed for automatic washing machine. Stainless steel sink unit. Built in oven and hob. Radiator. Power points. Panelled ceiling. Wallpaper walls with tiles around work surface. Door leading to downstairs shower room and lean to. uPVC window to the rear.



### DOWNSTAIRS SHOWER ROOM

2.64 m x 1.63 m

Shower cubicle with w.c and wash hand basin. Bathroom panelled walls and ceiling. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



## LEAN TO

Storage/lean to. Door leading to exterior.



## LANDING

Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Doors leading to three bedrooms. uPVC window to the rear.

## BEDROOM 1

3.35 m x 3.15 m

Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.



## BEDROOM 2

2.99 m x 2.90 m

Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. Cupboard housing combi boiler. uPVC window to the rear.





### BEDROOM 3

Wallpaper walls and ceiling. Carpet flooring. Power points. Attic access. uPVC window to the front.

### EXTERIOR



Low maintenance flat garden laid with artificial grass. Further section which is currently used as a vegetable garden. Beautiful views of the surrounding mountains.









#### 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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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used to suit by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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