



**Chancery Lane, Mountain Ash.
CF45 3NW**

**FOR SALE
£79,950**



- **TWO BEDROOMS**
- **UPSTAIRS BATHROOM**
- **TOWN CENTRE LOCATION**



2



1



1



Property Description

**** TWO BEDROOMS IN TOWN LOCATION ****

Cosy two bedroom house in the heart of the town centre.

While it may need a bit of updating this property offers an amazing opportunity to put your personal touch and create your dream home.

Imagine the convenience of being just steps away from all the shops and the town centre amenities.

Don't miss out on the chance to own this charming house with lots of potential.

The A470 is a short drive away providing easy access for commuters.

Accommodation: Entrance porch, lounge, kitchen, two bedrooms and upstairs bathroom.

ENTRANCE PORCH

Entrance via a white uPVC front door. Artex ceiling. Wallpaper walls. Carpet flooring. Gas and electric meters. Fuse board. Door to lounge.



LOUNGE

6.22 m x 3.95 m

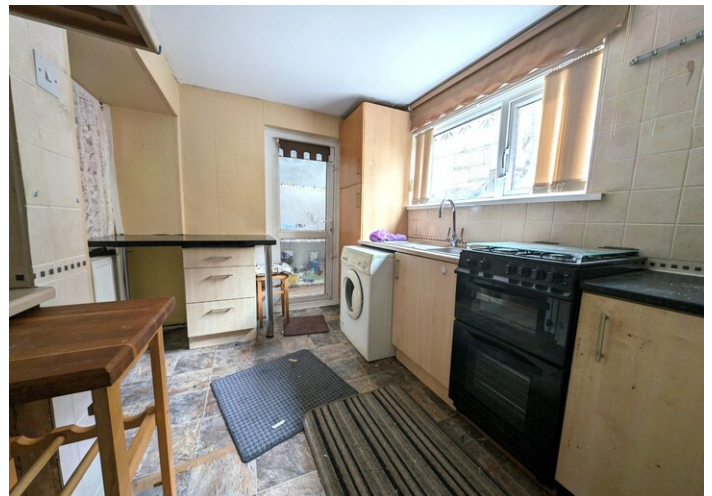
Artex ceiling. Wallpaper walls. Carpet flooring. Two radiators. Power points. Stairs to first floor. Bi fold door to kitchen.



KITCHEN

3.61 m x 2.68 m

Base and wall units in wood with complimentary black work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Radiator. Power points. Emulsion ceiling. Wallpaper and tiled walls. Vinyl flooring. uPVC window to the rear and door to lean to.



LEAN TO

Perspex ceiling. Vinyl flooring. Door to rear.



LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Power points. Two double storage cupboards. Doors leading to upstairs bathroom and three bedrooms.



UPSTAIRS BATHROOM

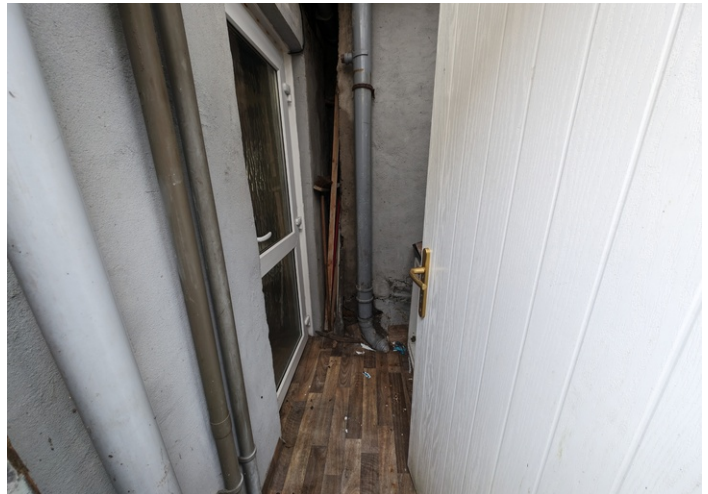
White suite comprising bath, w.c and wash hand basin. Separate shower cubicle. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.13 m x 3.12 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front. Storage in alcove.



BEDROOM 2

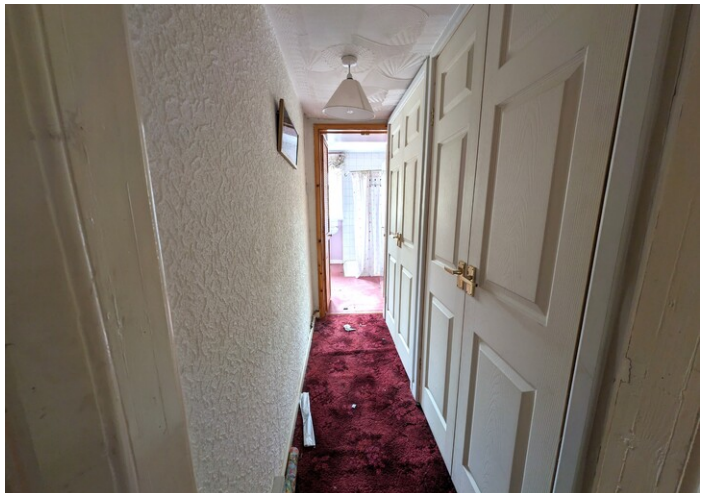
3.03 m x 2.40 m

Artex ceiling. Wallpaper walls. Carpet flooring. Built in cupboard housing combi boiler. Radiator. Power points. Attic access. Velux window.



EXTERIOR

Steps leading to enclosed courtyard with raised borders for planting.







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(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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