



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



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

**OFFERS IN THE REGION  
OF £65,000**



- **3 BEDROOMS**
- **IN NEED OF UPGRADING**
- **CLOSE TO LOCAL AMENITIES**



3



1



1



## Property Description

\*\*\* IN NEED OF RENOVATION \*\*\*

T Samuel Estate Agents showcases this 3 bedroom terrace house requiring renovation work but with the benefit of having some of the backbreaking tasks already completed!

This property holds immense potential and would suit a builder and/or property investor looking to display their skills. Some of the challenging work has already been completed on this property with the main house having plastered walls ready for finishing. The sale also includes some materials that will help you with the work that needs to be completed.

The property is close to local amenities, within walking distance of the local primary school and on the main bus route. There is large play park just a short walk away which is equipped with lots to keep the children occupied. Abercynon Sports centre is a short drive away or accessible via the bus route.

A great location with commuting easily accessible via the A470 which is a short drive away.

Accommodation: Entrance porch, lounge, kitchen, downstairs bathroom and 3 bedrooms .

### LOUNGE

Plastered walls. Stairs to the first floor. 1 uPVC window to the front. Power points

### KITCHEN

A blank canvas to create to the kitchen you desire.

### DOWNSTAIRS BATHROOM

A blank canvas to transform into the bathroom you want.





## LANDING

Plastered walls. Power points.

## BEDROOM 1

Plastered walls. uPVC window to the back. Power points.

## BEDROOM 2

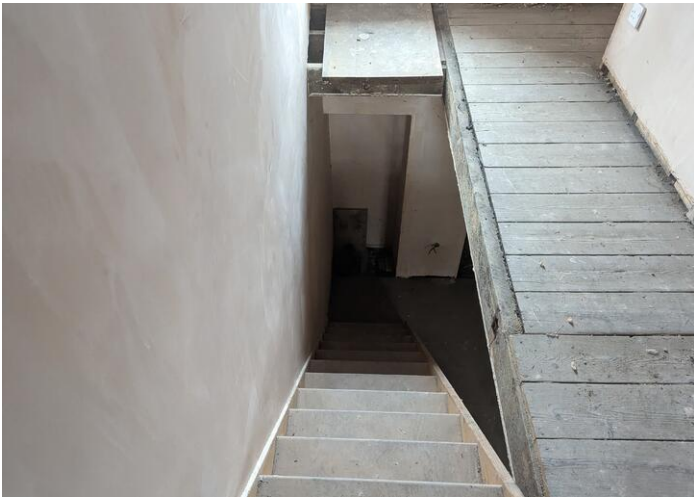
Plastered walls. Power points. uPVC window to the front.

## BEDROOM 3

Plastered walls. uPVC window to the front. Power points.

## EXTERIOR

Untouched outdoor space ready to be transformed into the garden you've always wanted.









#### Misdescriptions Act 1991

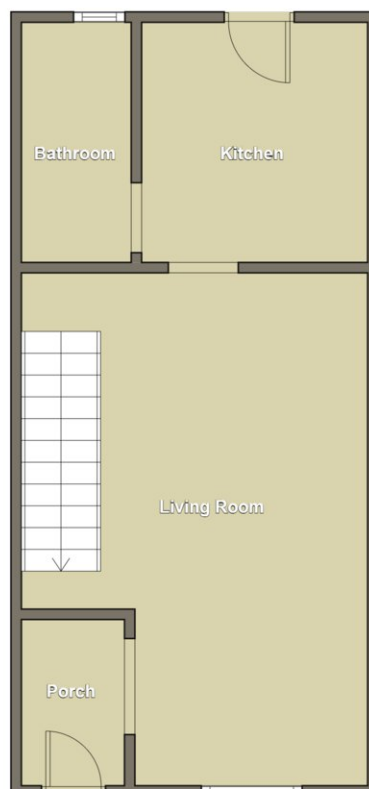
The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied 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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EPC

FLOORPLAN



01443 476419  
info@tsamuel.co.uk  
<https://www.tsamuel.co.uk/>