



T Samuel Estate Agents

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**Ffordd Y Glowyr,
Mountain Ash, CF45 4FD**

**FOR SALE
£825 PCM**



- **HARD STAND FOR 2 VEHICLES**
- **3 STOREY WITH 3 BEDROOMS**
- **CLOSE TO A470 FOR EASY
COMMUTE**



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Property Description

**** COMING SOON TO LET ****

Three bedroom property situated on a new housing development in Mountain Ash.

Perfect location for those family/pet walks along the Taff trail.

Mountain Ash town centre with it's shops, GP surgery, train station and hospital are within walking distance.

Close to A470 and Public Transport for easy commute.

Recent photos to follow. Viewing recommended

Accommodation is spread over 3 floors and consists of:-
Ground Floor: Kitchen/Diner/Living Room and W. C. First Floor: 2 Bedrooms and Bathroom. Second Floor: Master bedroom. Exterior: Rear garden and hard stand for 2 vehicles.



HALLWAY

Access to Kitchen/Diner and First Floor. Carpeted floor, painted walls and ceiling.



LIVING ROOM/KITCHEN/DINING ROOM

6.80 m x 3.70 m

Open plan Kitchen/Diner/Living Room with white fitted wall and base cupboards, built in oven and gas hob. Painted walls and ceiling throughout, radiators and ample power points. Breakfast Bar feature. Patio doors leads out to Rear Garden area.





GROUND FLOOR WC

Painted walls and ceiling with radiator and laminate flooring. White WC and Wash Hand Basin.



BEDROOM 1

3.70 m x 2.40 m

Situated on first floor with grey carpet, newly decorated walls and ceiling, radiator and power points.

BEDROOM 2

3.20 m x 2.40 m

Situated on the First Floor with carpeted floor, painted white walls and ceiling, radiator and power points.

BEDROOM 3

4.70 m x 2.30 m

Situated on Second floor with grey carpet, painted walls and ceiling. Radiator. Sky light for natural lighting. Power points.

BATHROOM

White Bathroom suite with Shower over bath and glass screen. Painted/tiled walls and ceiling

EXTERIOR

Rear garden area with wooden fence panels. Parking to the front for for 2 vehicles.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

