



**Rowan Close Mountain Ash.
CF45 4LH**

**FOR SALE
£133,000**



- **3 BEDROOMS**
- **2 SHOWER ROOMS**
- **SOUGHT AFTER LOCATION**



3



2



1



Property Description

T Samuel Estate Agents are pleased to bring to market this 3 bedroom end of terrace located in the popular Rowan Close, Mountain Ash. No onward chain.

Rowan Close was built in the late 1960's, early 1970's and provided new properties in the area.

The property is a good size and is in the popular area of Caegarw.. It's perfect to put your own stamp on, although you could move straight in and gradually make it your own. A new combination boiler and radiators were installed in recent years. Spacious light and airy, with 3 bedrooms and a ground floor wet room and also a first floor shower room making it an ideal family home.

Property comprises:

Entrance hall. Living room. Kitchen Diner. Ground floor wet room. 3 Bedrooms and first floor shower room. Front and rear gardens.

Situated in the popular location of Caegarw, Mountain Ash. Local shop and primary school on your door step. The town centre of Mountain Ash with it's further amenities, train station, GP surgery and hospital is a short stroll away.

The A470 is a short drive away providing easy access to Cardiff and the Heads of the Valley link roads.

Hallway

4.25 m x 0.88 m

Entrance to the property via Upvc front door. Spacious hallway with doors leading to living room, ground floor shower room and kitchen. Artex ceilings and wall papered walls. Radiator. Power points. Non slip flooring. Control panel for security alarms.



Living Room

4.15 m x 3.45 m

Warm and inviting living space with feature fireplace. Artex ceiling. Wall papered walls. Non slip floor covering. Radiator. Power points.



Kitchen Diner

6.57 m x 2.28 m

Great space which is light and airy. An ample array of base and wall units in white woodgrain with complimentary worktops. Tiled splashbacks. Integrated gas hob and electric fan oven. Stainless steel drainer. Plumbing for washing machine. Space for fridge freezer. Artex ceiling. Wall papered walls. Power points. Radiator. Door leading to rear garden.



Downstairs wet room

2.16 m x 1.91 m

3 pce white wet room to include walk in shower. Wash hand basin. WC. This was fitted in recent years. Upvc window to the front. Artex ceiling. Tiled walls. Non slip flooring.



Landing

3.56 m x 2.25 m

Artex ceiling and Wall papered walls. Carpets laid. Doors leading to all 3 bedrooms and shower room.



Bedroom 1

3.56 m x 3.46 m

Great size double bedroom. Artex ceiling and wall papered walls. Radiator. Power points. Upvc window to the front. Large attic access.



Bedroom 2

3.48 m x 2.86 m

Another nice size double bedroom. Artex ceiling. Wall papered walls. Radiator. Power points. uPVC window to the rear.



Bedroom 3

3.00 m x 2.24 m

Artex ceiling and wall papered walls. Carpets laid.. Radiator.Upvc window to the front.







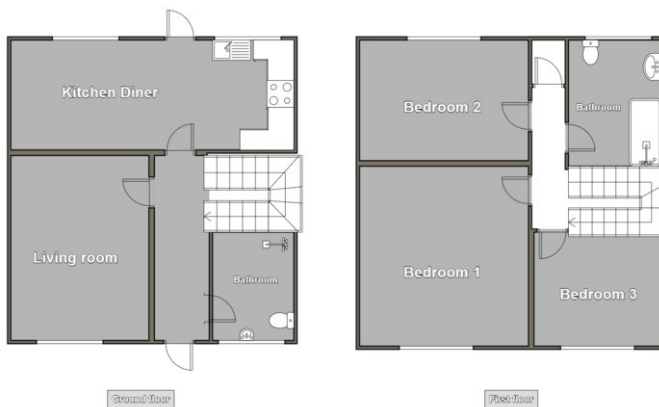




EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C	73		
(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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