



T Samuel Estate Agents

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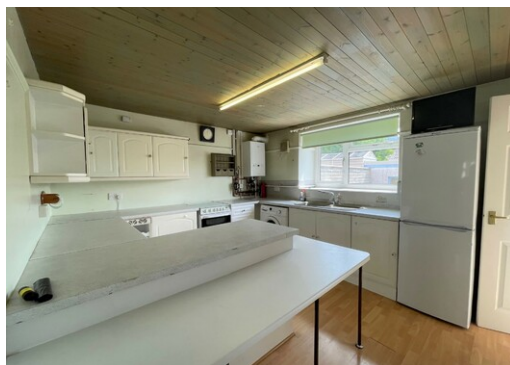
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**Phillip Street, Mountain Ash
CF45 4BE**

**FOR SALE
£115,000**



- **3 BEDROOM**
- **2 BATHROOMS**
- **SOLD WITH NO ONWARD CHAIN**



3



2



1



Property Description

*** SPACIOUS PROPERTY WITH BAGS OF POTENTIAL ***

An amazing opportunity to purchase this three bedroom property situated in the sought after area of Caegarw.

The property is deceiving in size and comes with lot's of potential.

Sold with no onward chain.

Good size bedrooms and benefits from two bathrooms.

A short stroll away is the town centre of Mountain Ash with it's shops, health centre, hospital and train station. Both primary and secondary schools are situated close by and the local play/football/rugby fields are within walking distance.

The A470 is a few minutes drive away providing easy links to Cardiff and the Heads of the valley link roads.

Property is subject to Probate which was applied for in February 2023.

Accommodation: Entrance hall, lounge, kitchen, downstairs wet room, three bedrooms and upstairs shower room.



ENTRANCE HALL

2.40 m x 1.20 m

Entrance via a white uPVC front door. Artex ceiling and emulsion walls. Carpet flooring. Door leading to lounge.



.LOUNGE

5.80 m x 4.20 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Wooden fire surround housing coal effect fire. Under stairs storage. Stairs to the first floor. Door leading to kitchen. uPVC window to the front.



KITCHEN

4.00 m x 3.30 m

Base and wall units in white wood with complimentary work surface. Wall mounted combi boiler. Breakfast bar. Fluorescent strip light. Plumbed for automatic washing machine. Wood groove ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Door to inner hallway. uPVC window to the rear



DOWNSTAIRS WET ROOM

3.60 m x 2.50 m

Shower enclosure, wash hand basin and w.c. Wooden storage base units. Artex ceiling. Emulsion walls with tiles around splash back areas. Non slip flooring. Radiator. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Power points. Attic access. Doors leading to upstairs shower room and three bedrooms.

UPSTAIRS SHOWER ROOM

2.30 m x 1.90 m

Corner shower cubicle with wash hand basin and w.c. Artex ceiling. Emulsion and tiled walls. Carpet flooring. Radiator. uPVC with frosted glass to the rear,



BEDROOM 1

3.90 m x 3.70 m

Good size double room. Emulsion ceiling and walls. Radiator. Power points. uPVC window to the rear.



BEDROOM 2

3.40 m x 3.10 m

Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the front.



BEDROOM 3

3.30 m x 3.60 m

Lovely feature to this room is one of the walls curved. Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Built in storage cupboard.

EXTERIOR

Low maintenance enclosed patio area with a border for shrubs. Stone storage built shed.









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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

FLOORPLAN