



T Samuel Estate Agents

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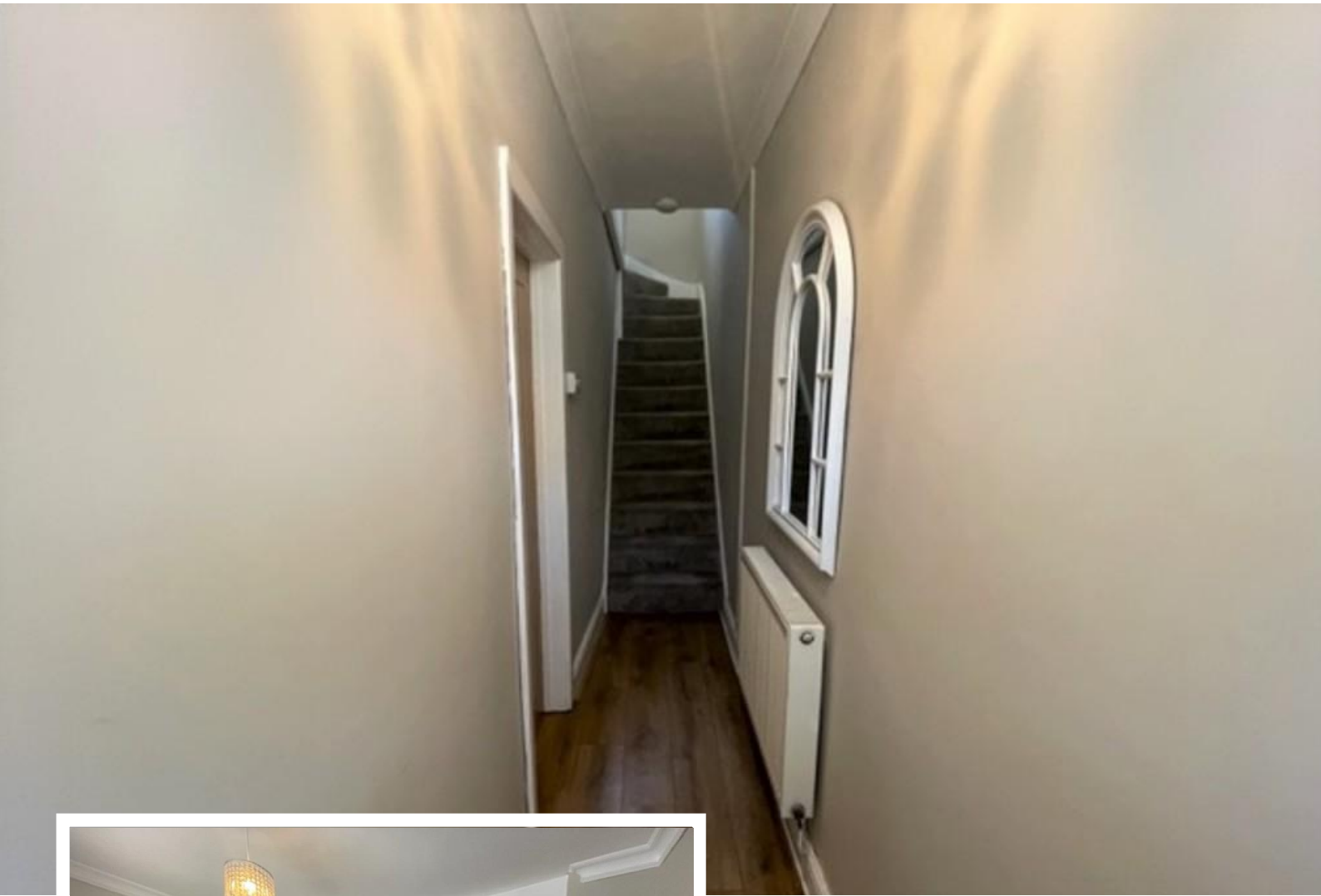
Albert Street
Mountain Ash, CF45 3BA

FOR SALE

- ATTIC SPACE
- 2 BEDROOMS
- IDEAL FAMILY LOCATION
- CLOSE TO LOCAL AMENITIES

£124,950





Property Description

***** TWO BEDROOMS PLUS ATTIC SPACE *****

An ideal first time buy situated in Miskin on the outskirts of Mountain Ash.

A mid terrace two bedroom property with attic space.

Close to local amenities and within walking distance of Mountain Ash town centre with it's further amenities, health centre, hospital and train station.

Brynifor play/skate park is a few minutes stroll away making this an ideal family location.

The recently built link road on your doorstep providing easy access to the A470 for commuters.

Viewing is highly recommended.

Accommodation: Entrance hall, lounge, kitchen, upstairs bathroom, two bedrooms plus attic space.



ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Electric meter and fuse board. Stairs to the first floor. Radiator. Oak veneer door to lounge.

LOUNGE

20' 11" x 11' 5" (6.38m x 3.50m) Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Two radiators. Power points. Sunken spotlight in alcoves. Oak veneer door to kitchen. uPVC windows to the front and rear allowing in plenty of natural light.



KITCHEN

13' 11" x 10' 0" (4.25m x 3.06m) Ample base and wall units in grey wood effect with black marble effect work surface. Matching breakfast bar. Stainless steel sink unit. Plumbed for automatic washing machine. Wall mounted boiler. Under stairs storage. Emulsion ceiling. Emulsion walls with tiles around work surface. Laminate flooring. Radiator. Power points. Dual aspect uPVC windows. uPVC door leading to rear.

LANDING

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Power points. Doors leading to two bedrooms and upstairs bathroom. Under stairs storage. Stairs to attic space. uPVC window to the rear.



UPSTAIRS BATHROOM

9' 8" x 9' 3" (2.97m x 2.84m) White bathroom suite comprising double ended freestanding bath, w.c and wash hand basin. Separate corner shower cubicle. Emulsion ceiling with coving. Half emulsion and half tiled walls. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.

BEDROOM 1

11' 2" x 7' 9" (3.42m x 2.38m) Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

BEDROOM 2

8' 6" x 7' 4" (2.61m x 2.25m) Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



ATTIC SPACE

11' 3" x 10' 6" (3.44m x 3.22m) Emulsion walls. Emulsion ceiling with sunken spotlights. Carpet flooring. Power points. Built in storage to the eaves. Two velux windows.

REAR

Steps leading down to enclosed rear garden. Views of the local mountain side.





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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements