



T Samuel Estate Agents

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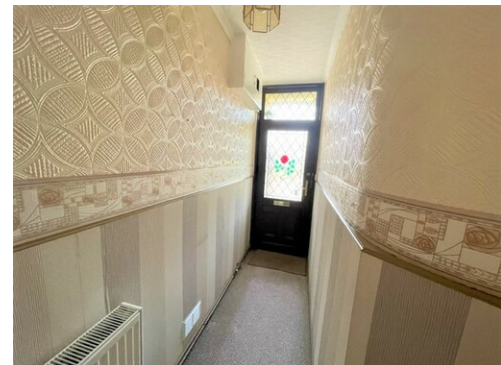
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**Gorsedd Street, Mountain Ash
CF45 3LR**

**FOR SALE
£99,950**



- **3 BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **NEED OF MODERNISATION**



3



1



2



Property Description

*** A GOOD SIZE FAMILY HOME IN NEED OF MODERNISATION ***

A three bedroom terraced property situated in the sought after area of Darranlas.

An excellent opportunity for someone who is looking to modernise a property and make it their own.

Ideal family location with primary school on your doorstep together with local shop, play/skate park with outdoor swimming pool during the summer months. At the top of the street is access to the mountain side providing beautiful walks.

Mountain Ash town centre a short walk away providing further shops, health centre, hospital and train station.

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

Accommodation: Entrance hall, two reception rooms, kitchen, rear hallway, downstairs bathroom, three bedrooms.



HALLWAY

Entrance via a brown uPVC front door. Wallpaper walls and ceiling. Carpet flooring. Radiator. Under stairs storage. Stairs to the first floor. Doors leading to reception rooms and kitchen.



RECEPTION ROOM 1

3.90 m x 3.00 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

KITCHEN

3.40 m x 3.20 m

Base and wall units with stainless steel sink unit. Polystyrene tiled ceiling.



RECEPTION ROOM 2

3.80 m x 3.60 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Stone fireplace housing gas fire. uPVC window to the rear.

REAR HALLWAY

2.60 m x 1.60 m

Polystyrene tiled ceiling. Wallpaper and wood panelling. Vinyl flooring. Power points. Wooden door to exterior.



DOWNSTAIRS BATHROOM

2.20 m x 2.00 m

Three piece suite comprising bath, wash hand basin and w.c. Polystyrene tiled ceiling. Tiled walls. Vinyl flooring. Radiator. uPVC windows to the side and rear.



BEDROOM 1

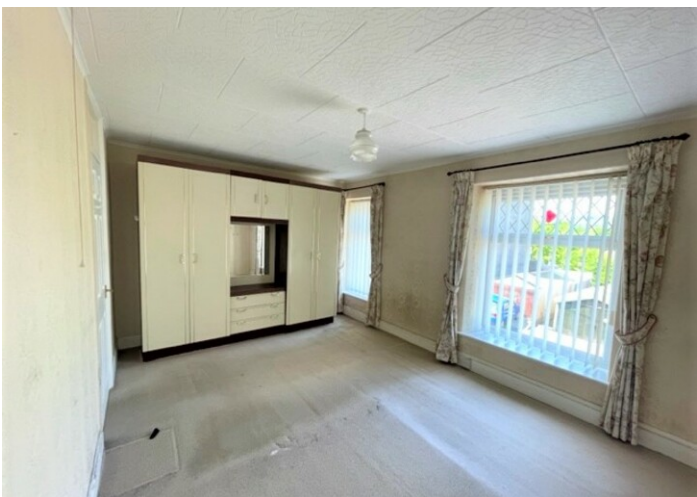
4.60 m x 3.40 m

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Fitted wardrobes. Two uPVC windows to the front.

BEDROOM 2

3.40 m x 3.40 m

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.





BEDROOM 3

3.30 m x 3.10 m

Polystyrene tiled ceiling with coving. Wallpaper walls. Carpet flooring. Power points. Louvre door to cupboard housing combi boiler. uPVC window to the rear.



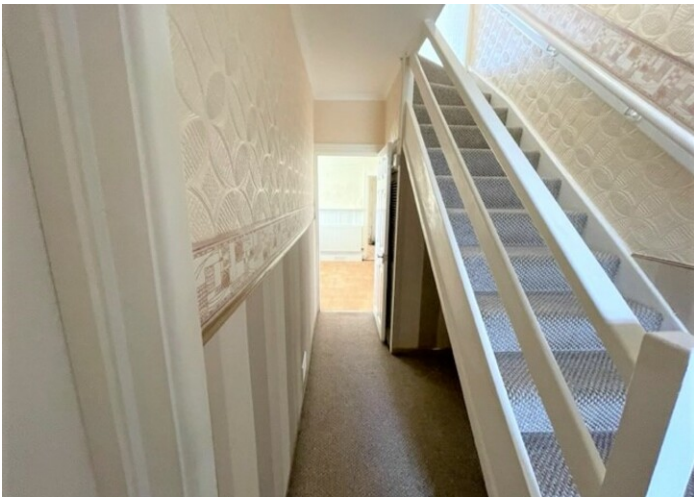
EXTERIOR

Front - Front forecourt leading to front door.

Rear - Patio area with steps leading to a further enclosed patio area. Rear lane access. Storage 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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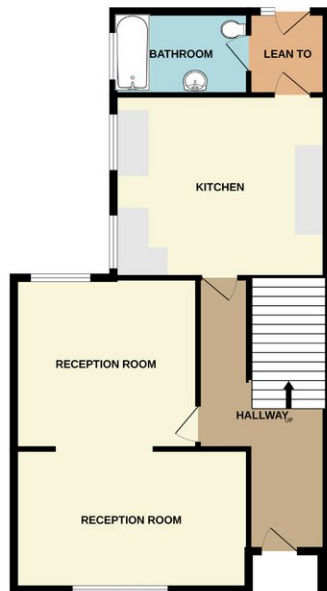
EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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