



**Navigation Street, Caegarw,
Mountain Ash. CF45 4BW**

**FOR SALE
£135,000**



- **THREE BEDROOMS**
- **RECENTLY RENOVATED**
- **SOUGHT AFTER LOCATION**



3



1



2



Property Description

**** RECENTLY RENOVATED AND READY TO MOVE IN ****

This impeccably renovated three bedroom terraced property features a pristine interior with crisp white walls and ceilings, new flooring, coupled with a stylish bathroom and a modern grey gloss kitchen.

This residence is being offered vacant with no chain and situated in a sought after location. Presenting an outstanding opportunity for buyers looking for a contemporary and move in ready home.

Primary school and local convenience store on your doorstep and the town centre of Mountain Ash is a short stroll away providing further shops, GP surgery and train station.

The A470 is few minutes drive away providing easy commute.

Accommodation: Entrance porch, lounge, dining room, kitchen, downstairs bathroom and three bedrooms.

ENTRANCE PORCH

Entrance via an Oak uPVC door. Smooth emulsion walls and ceiling. Newly laid carpet flooring. Cupboard housing electric meter and fuse board. Door with clear glass panel leading to lounge.



LOUNGE

4.47 m x 4.11 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. Door with clear glass panel to dining room. uPVC window to the front.



DINING ROOM/2ND RECEPTION ROOM

3.38 m x 2.28 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Power points. Radiator. Entrance into kitchen and door leading to downstairs bathroom with storage area.



KITCHEN

3.03 m x 2.27 m

New fitted kitchen with base and wall units in grey gloss with complimentary wooden work surface. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Stainless steel sink unit. Smooth emulsion walls with tiles around work surface. Smooth emulsion ceiling with velux window. uPVC window and door to the rear.



DOWNSTAIRS BATHROOM

2.40 m x 1.30 m

Three piece suite comprising bath with shower mixer taps, w.c and wash hand basin. Smooth emulsion ceiling. Smooth emulsion and panelled walls. Radiator. Vinyl flooring. uPVC window to the rear with frosted glass.

Under stair storage area with smooth emulsion walls and ceiling. Newly carpet flooring.



LANDING

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Attic access. Doors to three bedrooms. Double doors to built in storage/wardrobe. uPVC window to the rear.



BEDROOM 1

3.55 m x 2.52 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.28 m x 2.56 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. Door to built in cupboard housing combi boiler. uPVC window to the rear.



BEDROOM 3

2.50 m x 1.98 m

Smooth emulsion walls and ceiling. Newly laid carpet flooring. Radiator. Power points. uPVC window to the front.

EXTERIOR

Enclosed low maintenance garden laid with artificial lawn and a patio section. Wooden storage shed. Raised border laid with artificial lawn and decorative stones.

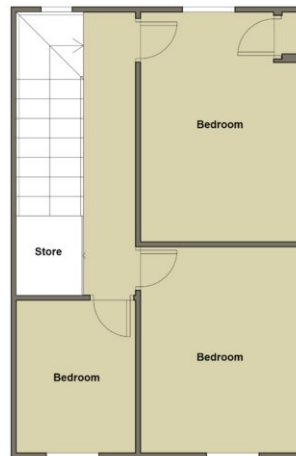




EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			90
(69-80) C		70	
(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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