



**Kingcraft Street, Darranlas,
Mountain Ash. CF45 3LT**

**FOR SALE
£139,995**



- **POPULAR FAMILY LOCATION**
- **SOLD WITH NO ONWARD CHAIN**
- **THREE BEDROOMS, POTENTIAL FOR FOURTH**



3



1



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Property Description

**** THREE BEDROOMS WITH THE POTENTIAL TO BE FOUR ****

T Samuel Estate Agents have an exciting opportunity for you!

This charming three bedroom home, was previously four and has the potential to be converted back to four bedrooms.

It features a good size lounge/diner with an original cast iron fireplace, imagine cosying up to this in those chilly nights. Explore the possibility of adding a log burner for extra warmth and charm. This could be the heart of your new home.

Don't miss the unique curved wall in the hallway with glass blocks, adding a touch of modern flair.

Located in a popular family-friendly area with a primary school right on your doorstep and a local play/skate park a stroll away.

Enjoy stunning views at the rear and a bonus of a summer house for those sunny days!

Grab this gem before it's gone!

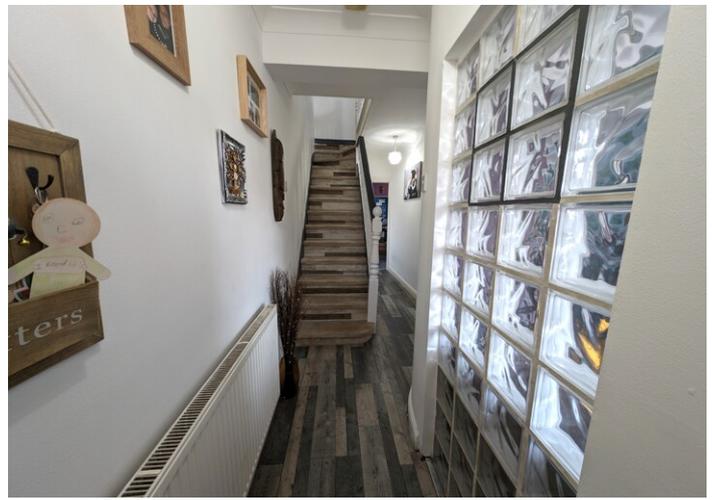
This home is sold with no onward chain.

Mountain Ash town centre with it's amenities, GP surgery, local hospital and train station is within walking distance and the A470 is a short drive away providing easy access for commuters.

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

ENTRANCE HALL

Entrance via a white uPVC front door. Attractive curved wall and a section with small glass blocks allowing light to flow through into lounge. Emulsion walls and ceiling with coving. Radiator. Electric meter and fuse board. Laminate flooring. Stairs to the first floor. Under stairs storage. Doors leading to lounge and kitchen.



LOUNGE/DINING ROOM

6.63 m x 3.76 m

Generous size lounge with ample space for dining. Original cast iron fireplace as a lovely feature, this could potentially be opened up for a log burner. Emulsion walls and ceiling with coving. Laminate floors. Two radiators. Power points. uPVC french doors to the rear and a uPVC window to the front allowing plenty of natural light to flow through.



KITCHEN

3.19 m x 3.11 m

Ample base and wall units in wood effect with complimentary black work surface. Built in oven and hob. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Tiled flooring. Power points. Radiator. Door to downstairs bathroom. uPVC window and door to the side.



DOWNSTAIRS BATHROOM

3.32 m x 2.73 m

Three piece suite in white comprising bath, w.c and wash hand basin. Separate shower cubicle. Tiled walls and floor. Emulsion ceiling with coving. uPVC window to the rear with frosted glass.



LANDING

Original floorboard flooring. Emulsion ceiling with coving. Emulsion walls. Attic access. Doors leading to three bedrooms.



BEDROOM 1

4.36 m x 3.44 m

Measurements are taken to the large fitted wardrobes with mirrored sliding doors. Generous sized bedroom, previously this would have been two bedrooms. Emulsion walls. Artex ceiling with coving. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

3.45 m x 3.37 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

3.19 m x 2.30 m

Measurements are taken to large fitted wardrobes which have sliding doors. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

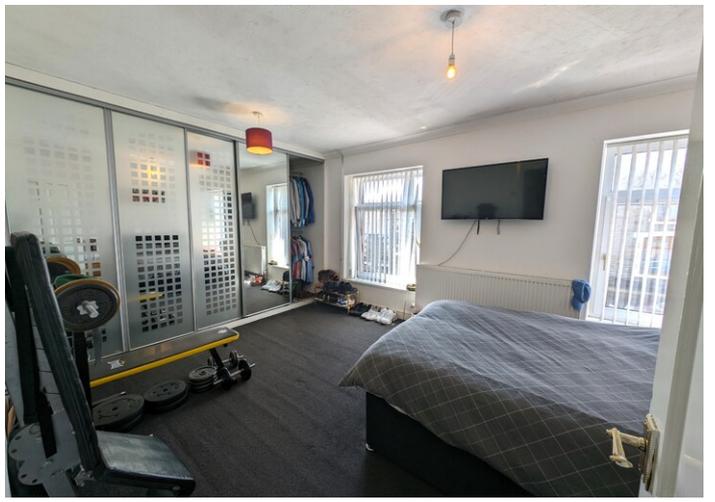


EXTERIOR

Front - Enclosed with wrought iron and gate and railings. Front forecourt with glued on pea gravel.

Rear - Concrete section, ideal for bistro table and chairs. Wooden gate leading down to enclosed rear garden. Large wooden summer house with uPVC door and window. Rear lane access. Amazing views of the surrounding mountains and valley.





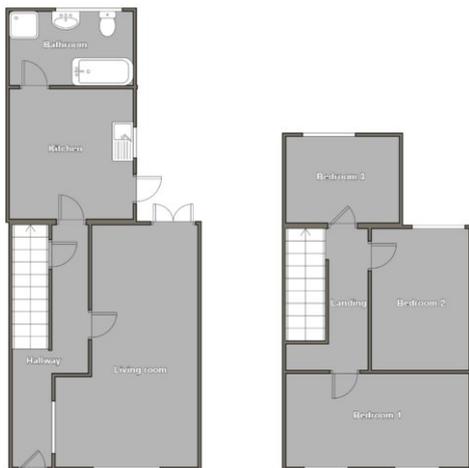




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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