



**Dover Street, Mountain Ash.  
CF45 3HU**

**FOR SALE  
£135,000**



- **THREE BEDROOMS**
- **USEABLE ATTIC SPACE**
- **DECEPTIVELY SPACIOUS**



**3**



**1**



**1**



## **Property Description**

**\*\* THREE BEDROOMS PLUS USEABLE ATTIC SPACE \*\*\***

Spacious three bedroom terraced home with rooms that just keep giving!

Prepare to be amazed by the ample space throughout, offering endless possibilities. From the bedrooms to the versatile living areas, this home has it all.

The stylish media wall with built in fireplace adds a touch of elegance and coziness.

Don't miss this exceptional opportunity!

A short stroll away from the town centre with it's shops, GP surgery, hospital and train station.

Local play/skate park on your door step with outdoor swimming pool during the summer months. Primary school a stones throw away making this an ideal location for families.

Accommodation: Entrance hall, lounge, under stairs room, kitchen/diner, downstairs bathroom, utility room, three bedrooms and useable attic space.

## **ENTRANCE HALL**

Entrance via a composite front door. Emulsion ceiling with coving. Emulsion walls. Tiled flooring. Cupboard housing electric meter and fuse board. Feature glass block wall. Power points. Door to lounge.

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## **LOUNGE**

6.03 m x 4.81 m

Good size lounge with feature media wall and built in electric fire. Emulsion ceiling with coving and sunken spotlights. Emulsion walls with one tiled as a feature with grey split modern tiles. Two radiators. Power points. Doors providing access to stairs for first floor, under stairs room and kitchen. Ring door bell system with camera. uPVC window to the front.

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## **UNDER STAIRS ROOM**

2.40 m x 2.19 m

Measurements taken to storage shelves. Emulsion ceiling and walls. Laminate flooring. Power points.

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## **KITCHEN/DINER**

6.28 m x 2.97 m

Generous sized kitchen/diner with plenty of space for a family dining table and chairs. Ample base and wall units in cream gloss finish with chrome handles and complimentary wood work surface. Black sink unit with drainer. Built in oven and hob with extractor hood above. Emulsion ceiling with coving and sunken spotlights. Emulsion wall with one wall tiled as a feature in Textured Terra stone effect wall tiles. Laminate flooring. Power points. Two radiators. Doors leading to downstairs bathroom and utility room. Floor access hatch leading to basement. uPVC french doors to the rear.

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## **UTILITY ROOM**

2.07 m x 1.41 m

Base and wall units in cream gloss matching the kitchen units. Wooden work surface. Emulsion walls with tiles around work surface area. Emulsion ceiling. Laminate flooring. Plumbed for automatic washing machine. uPVC window to the rear.

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## **BASEMENT/CELLAR**

Block steps leading to basement. Emulsion walls. Ideal for storage.

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## **DOWNSTAIRS BATHROOM**

3.22 m x 1.35 m

White suite comprising bath, w.c and wash hand basin with vanity unit. Separate corner shower cubicle. Panelled ceiling with sunken spotlights. Emulsion and tiled walls. Tiled flooring. Radiator. uPVC window to the rear.

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## **LANDING**

Emulsion ceiling with coving. Emulsion walls. Radiator. Power points. Doors to three bedrooms and stairs to attic space. Under stairs storage. Carpet flooring. Window to the rear.

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## **BEDROOM 1**

3.20 m x 3.10 m

Emulsion ceiling with coving. Emulsion walls. Radiator. Power points. Carpet flooring. Built in cupboard housing combi boiler. uPVC window to the rear.

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## **BEDROOM 2**

3.10 m x 2.51 m

Emulsion ceiling with coving and sunken spotlights. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.

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### **BEDROOM 3**

2.34 m x 2.22 m

Emulsion walls and ceiling. Laminate flooring. Power points. uPVC window to the front.

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### **ATTIC SPACE**

3.96 m x 3.63 m

Emulsion walls and ceiling. Carpet flooring. Power points. Velux window to the rear.

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### **EXTERIOR**

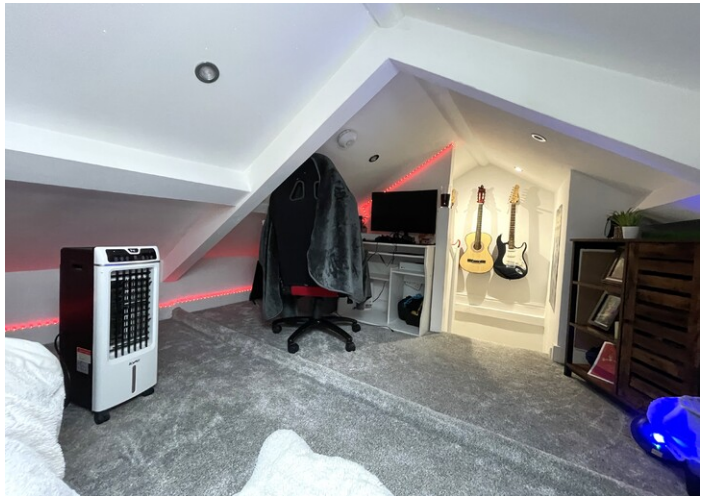
Decked area with perspex roof and a built in ethanol fire, ideal to enjoy the colder evenings with outdoor living. Under decking storage area. Steps leading to a further decked area and section laid with artificial lawn. Rear lane access.

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# EPC

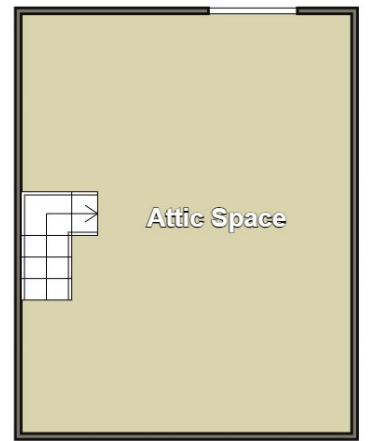
## FLOORPLAN



Ground floor



First floor



Second floor



#### **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.

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