



**Clarence Street, Mountain Ash
CF45 3BD**

**FOR SALE
£120,000**



- **MODERN**
- **THREE BEDROOMS**
- **DOWNSTAIRS BATHROOM**



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1



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Property Description

**** MODERN TERRACED WITH THREE BEDROOMS ****

Step into a modern and light filled lounge area as you enter this beautiful home.

The open layout creates a welcoming atmosphere, with the stairs conveniently located in this room.

A modern grey kitchen is a stand out feature, complete with a handy utility room for all your laundry needs.

The downstairs bathroom adds to the convenience.

All the walls and ceilings are painted in crisp white, giving the home a fresh and airy feel.

Don't miss the chance to own this stylish and well designed home.

Close to primary schools offering convenience for families. Plus, the nearby play/skate park is perfect for outdoor fun!

With the town centre within walking distance, you'll have easy access to shops, GP surgery and train station.

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

Accommodation: Lounge, kitchen, utility room, downstairs bathroom and three good size bedrooms.

LOUNGE

6.63 m x 4.41 m

White uPVC door leading into large modern lounge with lots of natural light flowing through. Laminate flooring. Smooth emulsion walls and ceiling. Cupboard housing electric meter and fuse board. Two radiators. Power points. Stairs to the first floor and entrance to kitchen. uPVC window to the front.



KITCHEN

3.40 m x 2.73 m

Modern kitchen in light grey gloss units with complimentary wooden work surface. Stainless steel sink unit. Built in oven and hob with extractor above. Smooth emulsion walls and ceiling. Laminate flooring. Radiator. Power points. Built in cupboard housing combi boiler. Entrance to utility room and door to downstairs bathroom. uPVC french doors leading to the rear



UTILITY ROOM

1.60 m x 1.53 m

Smooth emulsion walls and ceiling. Plumbed for automatic washing machine. Wooden work surface. Laminate flooring. Power point. uPVC window to the side with frosted glass.



DOWNSTAIRS BATHROOM

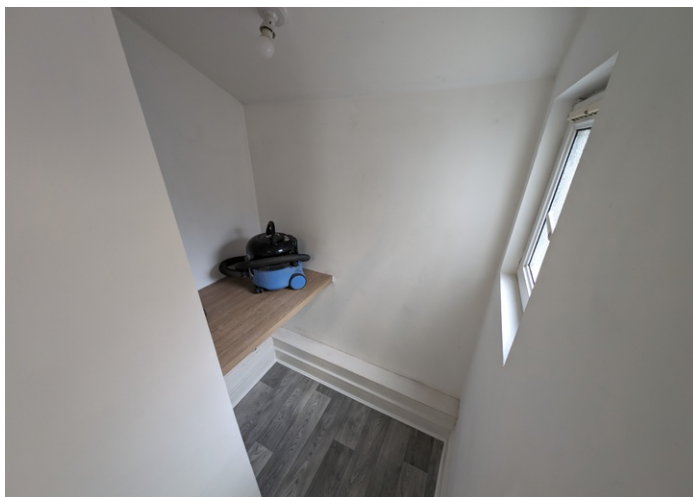
2.42 m x 1.78 m

Modern three piece suite comprising bath with chrome thermostatic shower set and shower screen, , w.c and wash hand basin. Smooth emulsion ceiling and walls. Tiled flooring. Chrome wall mounted radiator. uPVC window to the rear with frosted glass.



LANDING

Smooth emulsion walls and ceiling. Attic access. Carpet flooring. Power point. Doors leading to three bedrooms. uPVC window to the rear.



BEDROOM 1

3.89 m x 2.39 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.48 m x 2.96 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.50 m x 2.24 m

Smooth emulsion walls and ceiling.
Carpet flooring. Radiator. Power points.
uPVC window to the front.



EXTERIOR

Front - Steps leading to front door.
Front forecourt laid with decorative
stones.

Rear - Concrete section with red brick
storage shed. Steps leading to
enclosed area laid with decorative
stones.

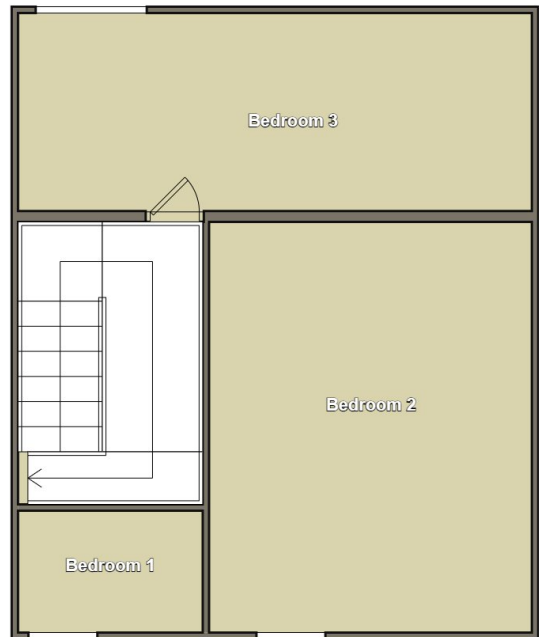
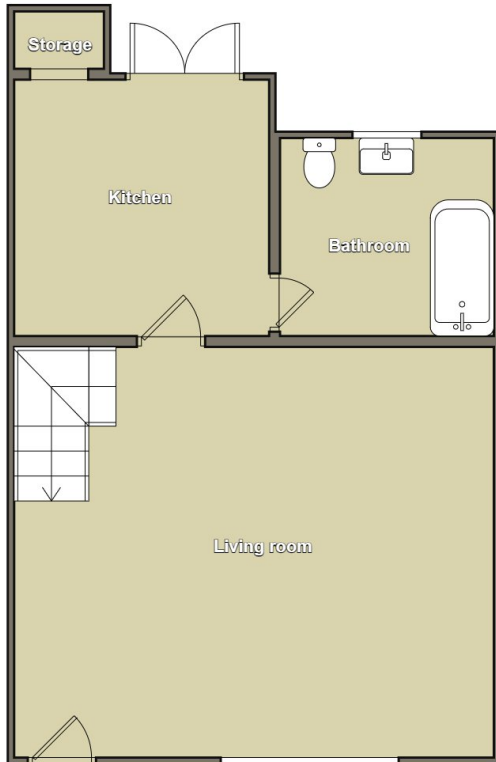




EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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01443 476419
info@tsamuel.co.uk
www.tsamuel.co.uk/