



T Samuel Estate Agents

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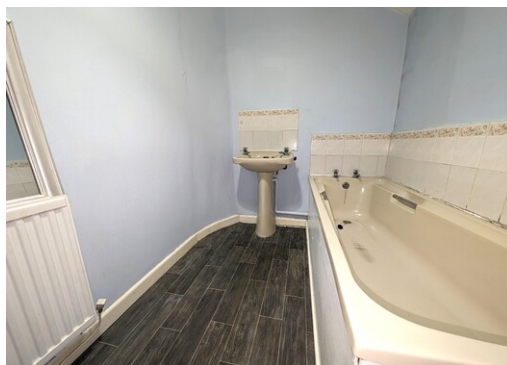
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**Pryce Street, Mountain Ash,
CF45 3NT**

**FOR SALE
£75,000**



- **TWO BEDROOMS**
- **IN NEED OF UPGRADING**
- **TOWN CENTRE LOCATION**



2



1



1



Property Description

*** TOWN CENTRE LOCATION ***

T Samuel Estate Agent presents this two bedroom end of terrace house in need of some serious TLC.

Ideally suited to a builder/property investor, or someone looking to showcase their skills and transform it into a stunning masterpiece.

Situated in Mountain Ash town centre with its shops, health centre, hospital and train station. Both secondary and primary schools are within walking distance.

Accommodation: Entrance porch, lounge, kitchen, two bedrooms and upstairs bathroom.



ENTRANCE PORCH

Entrance via a white uPVC front door. Artex ceiling and walls. Electric meter and fuse board. Entrance to lounge. Carpet flooring.



LOUNGE

5.66 m x 3.28 m

Artex ceiling. Emulsion walls. Carpet flooring. Two radiators. Power points. Stairs to the first floor. Door to under stairs storage and door to kitchen. Two uPVC windows to the front.



KITCHEN

3.98 m x 2.45 m

Base and wall units with wooden work surface. Plumbed for automatic washing machine. Built in oven and hob. Stainless steel sink unit. Wall mounted boiler. Fluorescent strip lighting. Emulsion walls and ceiling. Vinyl flooring. Radiator. Power points. uPVC window and door to the rear.



LANDING

Artex ceiling and walls. Carpet flooring. Doors to upstairs bathroom and two bedrooms. Storage shelves.



BEDROOM 1

3.46 m x 0.34 m

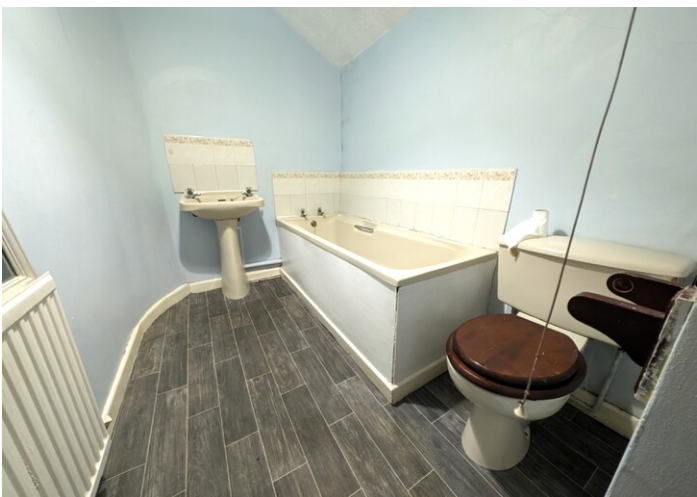
Wallpaper walls and ceiling. Radiator. Power points. Carpet flooring. uPVC window to the front.



BEDROOM 2

3.38 m x 2.53 m

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



EXTERIOR

Concrete section ideal for bistro table and chairs. Pathway with lawn section either side.



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			88
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			



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