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**Cilhaul Terrace, Darranlas,
Mountain Ash, CF45 3ND**

**FOR SALE
£90,000**



- **THREE BEDROOMS**
- **IN NEED OF UPDATING**
- **DOWNSTAIRS BATHROOM**



3



1



1



Property Description

*** A CHERISHED FAMILY HOME WITH LOTS OF POTENTIAL ***

Three bedroom mid terrace property situated in the popular location of Darranlas.

This charming family home is ready for it's next chapter, offering endless potential to create cherished memories.

It's awaiting your personal touch to transform it into your dream home.

Two primary schools on your door step and local shop within walking distance.

Mountain Ash town centre can be reached by foot with it's further amenities, train station, health centre and hospital.

Close by is Brynifor Park which has a play/skate park and outdoor swimming pool during the summer months.

Ideal family location.

Accommodation: Entrance porch, entrance hall, large lounge/diner, kitchen, downstairs bathroom, utility room and three bedrooms.

ENTRANCE PORCH

1.87 m x 0.90 m

Entrance via a white uPVC front door. Laminate flooring. Wallpaper walls with dado rail. Emulsion ceiling with coving. Electric meter and fuse board. Door to hallway.

ENTRANCE HALL

2.23 m x 0.88 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Stairs to first floor. Door to lounge.



LOUNGE/DINING ROOM

6.43 m x 3.68 m

Generous size lounge/diner. Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Two radiators. Power points. Stone fireplace housing electric coal effect fire. uPVC window to the front and uPVC window looking into the utility room with frosted glass.



KITCHEN

3.36 m x 2.96 m

Base and wall units in wood effect with complimentary work surface. Stainless steel sink unit. Emulsion ceiling with coving. Wallpaper walls with tiles around work surface. Laminate flooring. Louvre doors to under stairs storage. Door leading to utility room and door leading to downstairs bathroom. uPVC window looking into utility room.



DOWNSTAIRS BATHROOM

3.19 m x 1.50 m

White wash hand basin with w.c and walk in shower cubicle with half height twin Bi-Fold in line shower doors. Emulsion ceiling with coving. Tiled and emulsion walls. Vinyl flooring. Radiator. uPVC window to the side with frosted glass.



UTILITY ROOM

3.40 m x 1.58 m

Perspex roof. Artex walls. Tiled flooring. Plumbed for automatic washing machine. Double base unit with stainless steel sink. Wall units. Work surface area. uPVC window and door to the rear.



LANDING

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Doors leading to three bedrooms. Storage cupboard. uPVC window to the rear.

BEDROOM 1

3.50 m x 2.64 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

2.81 m x 2.29 m

Measurements are taken up to the fitted cupboards. Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Boiler inside fitted cupboard. uPVC window to the rear.



BEDROOM 3

2.68 m x 2.06 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.

EXTERIOR

Front - Front forecourt laid with patio slabs.

Rear - Small courtyard with steps leading to lawned area with mature shrubs.









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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN