



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



Mountain Ash Road, Abercynon
CF45 4PU

FOR SALE
£99,950



- VACANT POSSESSION
- 4 BEDROOMS
- 3 RECEPTIONS



4



1



2

Property Description



HALLWAY

4.20 m x 2.10 m

Enter property via half glass painted wooden door. Ceiling is partially painted and polystyrene tiles. Ornate coving and original corbels. Wall papered walls and linoleum flooring



RECEPTION ROOM 1

3.90 m x 3.80 m

Enter this large first reception room through half glass painted wooden door. Upvc bay window to the front of the property. Tiled fire surround and hearth. Painted ceiling and coving. Wallpaper walls and carpeted floors. Radiator and power points



RECEPTION ROOM 2

4.00 m x 3.40 m

Enter this spacious second reception room through half glass painted wooden door. Wall papered ceilings with coving. Wall papered walls. Carpeted floor. Double half glass doors leading to lean to area. Radiator. Power points.

DINING ROOM

3.40 m x 3.10 m

Enter room via half glass painted wooden door,. Polystyrene tiles to the ceiling. Wall papered walls with wooden panelling. Ceramic tiled floor. 'Aga' style range cooker in cream. Radiator. Power points. Original sash window to the side. Door leading to kitchen. Also door to lean to area





KITCHEN

2.30 m x 2.00 m

Lean to polycarbonate roof. Range of painted wooden base units. Stainless steel sink with taps and work area. Tiled surrounds. Aluminium window to the rear with fabulous views



LEAN TO

5.40 m x 1.90 m

Through kitchen door to this area. Polycarbonate roof. Linoleum flooring. Belfast sink. There are 4 doors here. Leading to bathroom, rear garden, side of property and storage room



BATHROOM

2.30 m x 1.60 m

3 Pce White Bathroom suite. Tiled walls. Linoleum flooring. Window to the side

LANDING

4.70 m x 0.90 m

Stairs leading to first floor landing. Polystyrene tiles to the ceiling. Wall papered walls. Carpeted floors. Doors leading to all 4 bedrooms and WC





BEDROOM 1

3.40 m x 3.30 m

Polystyrene tiles to the ceiling. Wallpaper and Muriel walls. Carpeted floor. Radiator. Power points Upvc window to the front.



BEDROOM 2

3.30 m x 3.20 m

Polystyrene tiles to ceiling. Wall papered walls. Carpeted floor. Upvc window to the rear. Radiator. Power points



BEDROOM 3

3.10 m x 2.50 m

Wallpapered ceiling. Wall papered walls. Carpeted floor. Upvc window to the rear. Built in storage area which houses the Ideal combi boiler



BEDROOM 4

2.80 m x 1.80 m

Polystyrene tiles to the ceiling. Wall papered walls. Carpeted floor. Upvc window to the front

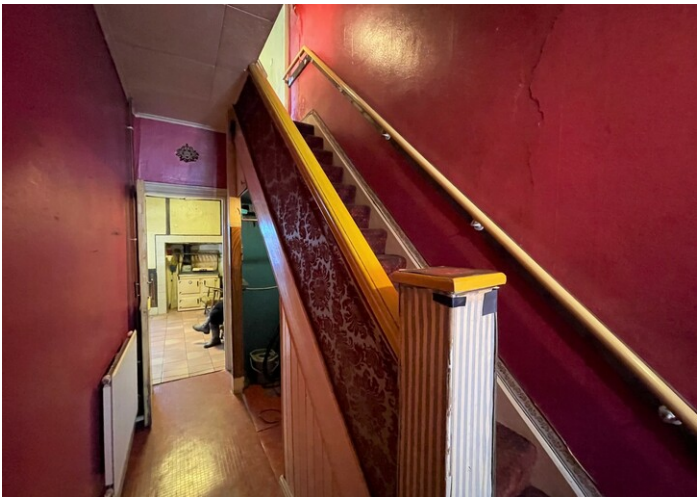
WC

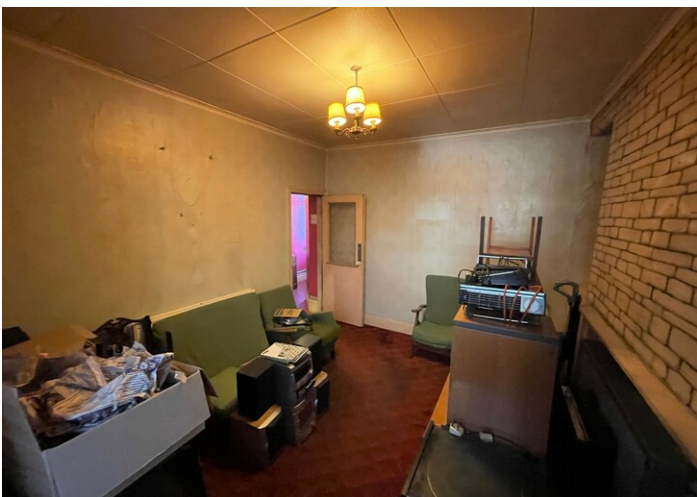
2.20 m x 77.00 m

Upstairs WC with wash hand basin. Wall papered walls. Carpeted floor

EXTERIOR

REAR GARDEN - Garden is accessed via staircase at the rear of the property. Garden commands lovely views of the village and local mountainside. Lots of potential to make it your own !







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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-interpretation. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2023)