



T Samuel Estate Agents

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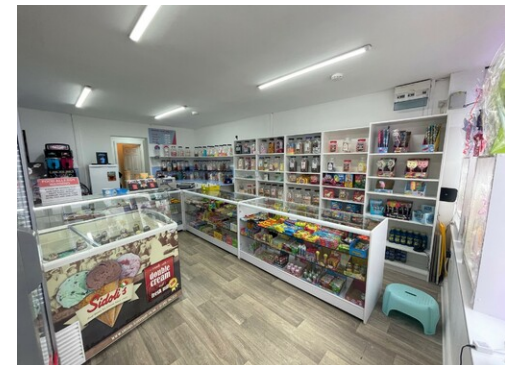
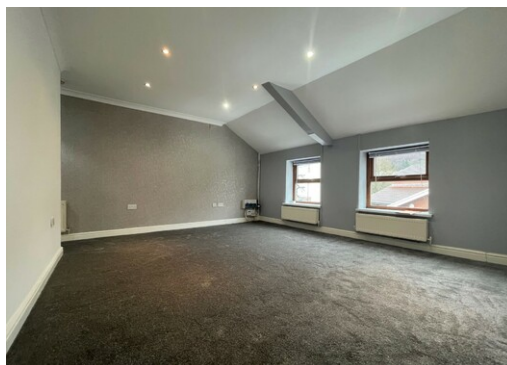
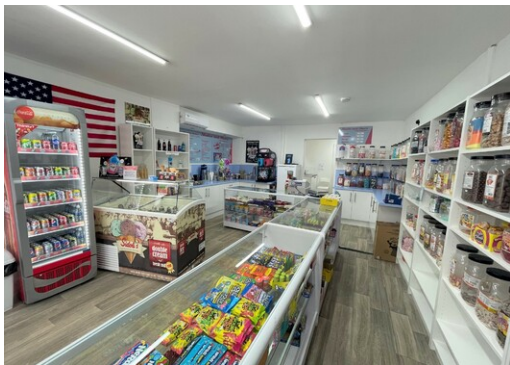
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Oxford Street, Mountain Ash
CF45 3HB

FOR SALE
£115,000



- TOWN CENTRE LOCATION
- COMMERCIAL UNIT AND ONE BEDROOM FLAT
- LOTS OF POTENTIAL



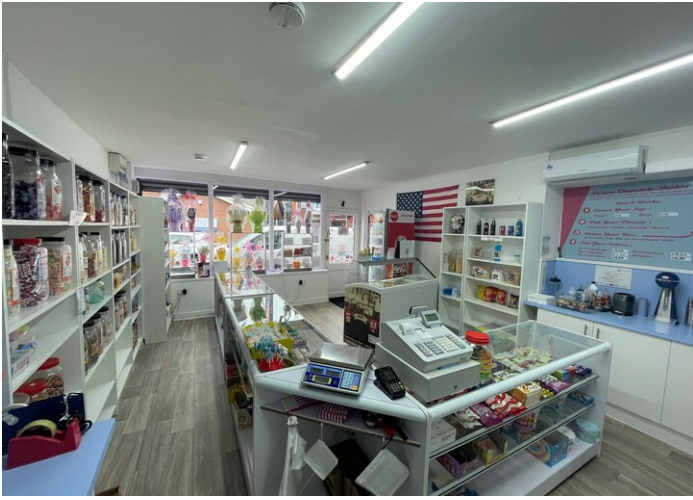
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Property Description

GROUND FLOOR SHOP UNIT

6.80 m x 4.60 m

Spacious shop unit with entrance door & large window to the front. Perfect for merchandising and displaying your stock. Smooth emulsion ceilings and walls. Radiator and power points. Air conditioning unit. Wood effect vinyl flooring. Nest CCTV system subject to a subscription.



KITCHEN/STORE ROOM

3.10 m x 2.30 m

Smooth emulsion ceiling and walls. Tiled floor. Stainless steel bowl and a half sink unit with cupboard beneath. UPVC full glass door and window to the side. Storage units.



WC/Store Area

Smooth emulsion ceiling and walls. Tiled floor. White WC and Wash hand basin. Separate water heater. Combination Boiler. UPVC window to the rear.



FLAT - LOUNGE/DINER

4.90 m x 4.10 m

A light and airy lounge diner with 2 windows to the front. The property has high insulation levels and you can literally hear a pin drop! Smooth emulsion ceiling with wall papered feature and emulsion walls. UPVC golden oak windows to the front. Newly carpeted floor. Radiator. Power points. Landing leads to all other rooms.



BEDROOM

3.90 m x 2.50 m

Double bedroom with UPVC window to the rear. Smooth emulsion ceiling and emulsion walls. Feature floral papered wall
Radiator. Power points. Newly laid carpet



BATHROOM

2.00 m x 1.60 m

Smooth emulsion ceiling. Attractive and modern fully tiled shower room
Double shower tray with overhead shower. WC and wash hand basin. UPC window to the side
Radiator



KITCHEN

3.00 m x 2.30 m

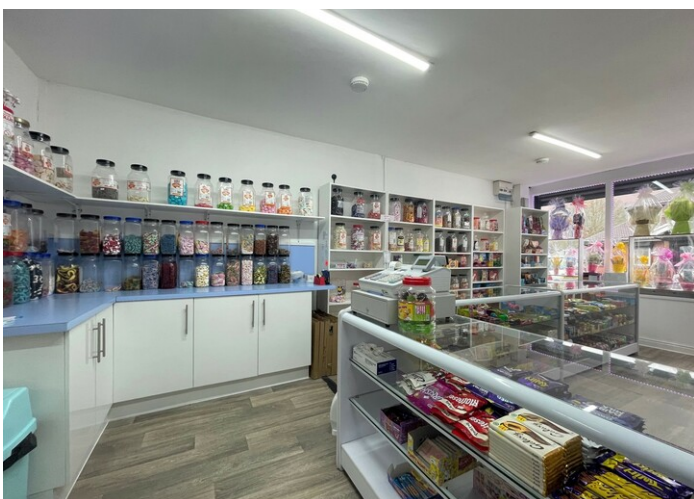
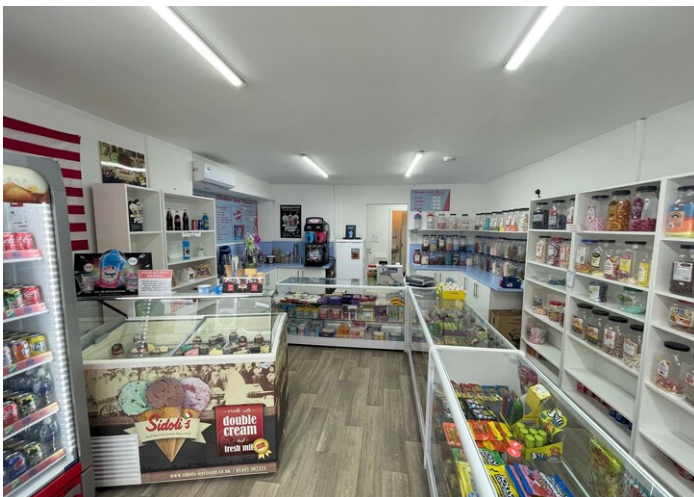
Modern white fitted kitchen with complimentary work tops. Built in oven & hob. Plumbing for washing machine. Space for fridge freezer. Tile effect laminated flooring. UPVC window and door to the rear garden

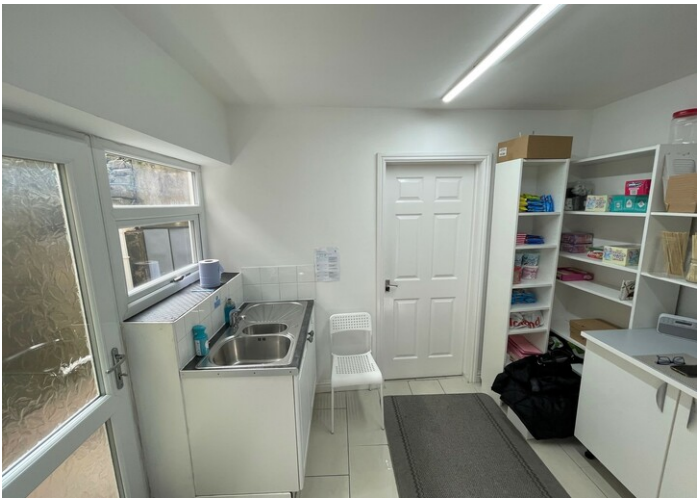


EXTERIOR

Concrete patio with ample space for BBQ, table and chairs. Block Walls with railings surround









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

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-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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