



**Arthur Street, Miskin  
CF45 3BL**

**FOR SALE**

**Offers in excess of  
£120,000**



- **THREE BEDROOM**
- **FULLY RENOVATED**
- **IDEAL FIRST TIME BUY**



**3**



**1**



**1**



## **Property Description**

**\*\* THREE BEDROOM RECENTLY RENOVATED \*\***

Calling all first time buyers!

This fully renovated three bedroom terraced house is the perfect opportunity to step into home ownership.

Renovated from top to bottom to include new walls and ceilings, flooring throughout, new central heating system and electrics. Brand new kitchen and bathroom plus new uPVC windows and doors throughout of a high spec.

Literally pack your bags and move straight in.

A large tiered garden waiting for your creative vision.

Don't miss out on this ideal starter home.

Situated in Miskin, Mountain Ash. Within walking distance of Mountain Ash town centre with it's shops, GP surgery and train station. Local play/skate park and primary schools within the area.

Accommodation: Entrance hall, kitchen, upstairs bathroom and three bedrooms.



## **ENTRANCE HALL**

Entrance via a white uPVC front door. Laminate flooring. Smooth emulsion walls. Smooth emulsion ceiling with coving. Doors to lounge and kitchen. Stairs to the first floor. Electric meter and fuse board.

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## **LOUNGE**

3.88 m x 2.85 m

Smooth emulsion walls. Smooth emulsion ceiling with coving. Laminate flooring. Radiator. Power points. uPVC window to the front.

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## **KITCHEN**

3.91 m x 3.74 m

Base and wall units in grey with complimentary work surface. Built in oven and hob. Stainless steel sink unit. Plumbed for automatic washing machine. Tall cupboard housing new combi boiler. Radiator. Power points. Smooth emulsion walls and ceiling. Door to understairs storage cupboard. uPVC window and door to rear.

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## **LANDING**

Smooth emulsion walls and ceiling. Carpet flooring. Power points. Attic access. Doors to three bedrooms and upstairs bathroom. uPVC window to the rear.

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### **UPSTAIRS BATHROOM**

3.02 m x 1.21 m

Large shower cubicle, w.c and wash hand basin with vanity unit. Smooth emulsion walls. Smooth emulsion ceiling with sunken spotlights. Vinyl flooring. Chrome radiator.

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### **BEDROOM 1**

3.52 m x 2.84 m

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

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### **BEDROOM 2**

3.31 m x 1.84 m

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

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### **BEDROOM 3**

2.41 m x 2.08 m

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

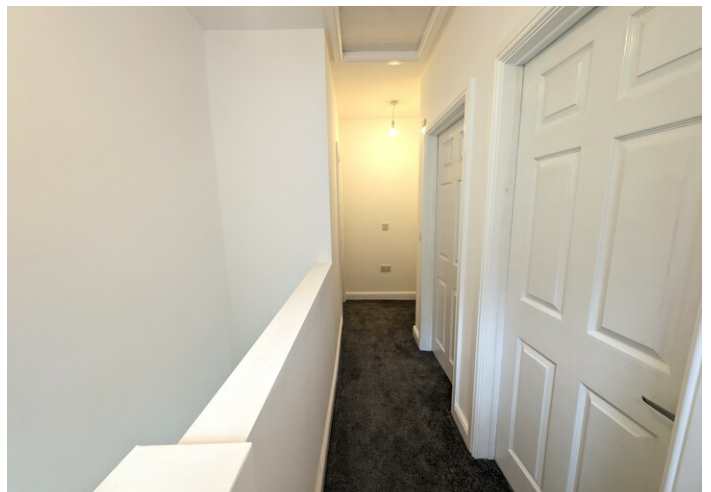
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## **EXTERIOR**

Enclosed concrete section with steps leading to a spacious tiered garden which is waiting for your personal touch.

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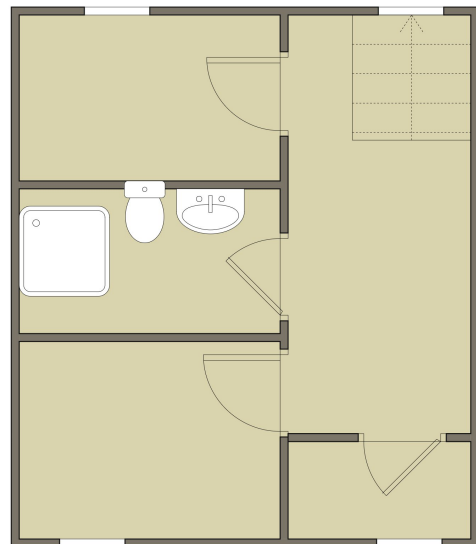
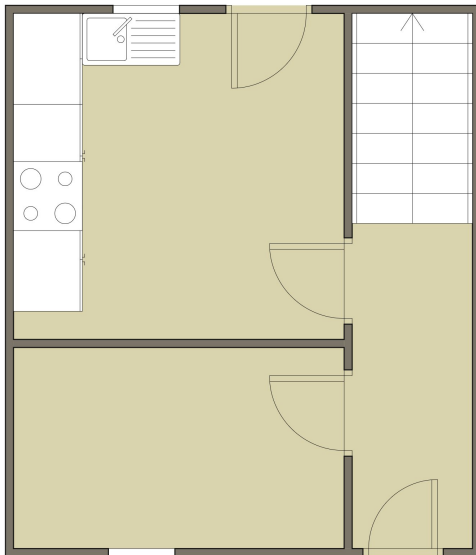




# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 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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