



**Glenboi, Mountain Ash. CF45
3DG**

**FOR SALE
£180,000**



- **SEMI DETACHED**
- **DRIVEWAY FOR 2 VEHICLES**
- **SOLD WITH VACANT POSSESSION**



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Property Description

**** SEMI DETACHED WITH DRIVEWAY FOR 2 VEHICLES ****

T Samuel Estate Agent are proud to bring to the market this semi detached property with driveway to the front for upto 2 vehicles.

Situated in a quiet location in Glenboi on the outskirts of Mountain Ash town.

Main bus route and train station on your doorstep.

Walking distance to Mountain Ash town centre with it's shops, health centre, hospital and a further train station. Both primary and secondary schools close by.

The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, kitchen/diner, upstairs shower room and three bedrooms.

ENTRANCE HALL

3.12 m x 1.31 m

Entrance via a hardwood front door. Artex ceiling. Emulsion walls. Laminate flooring. Satris to first floor. Door to lounge. Security alarm system. Radiator. Power points.



LOUNGE

5.04 m x 3.54 m

Wooden fire surround housing coal effect gas fire. Artex ceiling with coving. Emulsion walls. Laminate flooring. Power points. Radiator. Under stairs storage. Door to kitchen. Hardwood window to the front.



KITCHEN/DINER

4.49 m x 3.15 m

Base and wall units with Solid oak doors and complimentary work surface. Rangemaster oven with extractor hood above. Stainless steel sink unit. Plumbed for automatic washing machine. Artex ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. Radiator. Power points. Wall mounted boiler. Ample space for kitchen table and chairs. uPVC french doors to the rear with hardwood window also to the rear.



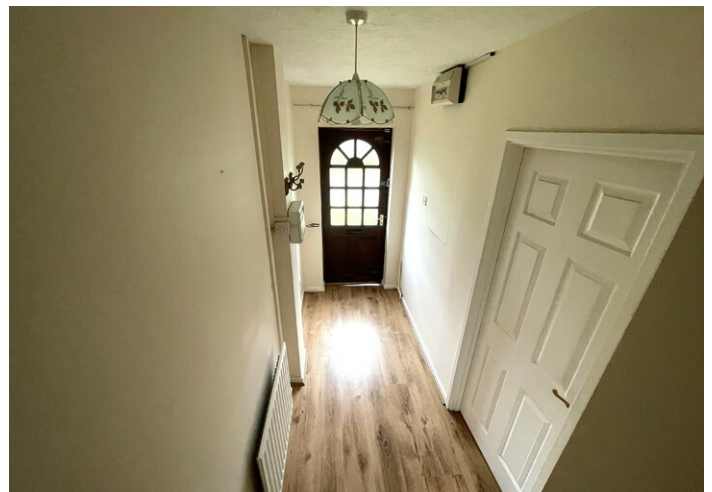
LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Attic access. Built in storage cupboard. Doors to three bedrooms and upstairs shower room.

UPSTAIRS SHOWER ROOM

1.95 m x 1.63 m

Large walk in shower cubicle with w.c and wash hand basin built into vanity unit. Panelled walls. Artex ceiling. Radiator. Hardwood window to the side.



BEDROOM 1

3.62 m x 2.95 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Built in wardrobes with mirror sliding doors. Hard wood window to the front.

BEDROOM 2

3.01 m x 2.41 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Hardwood window to the rear.



BEDROOM 3

2.04 m x 1.97 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Hardwood window to the rear.

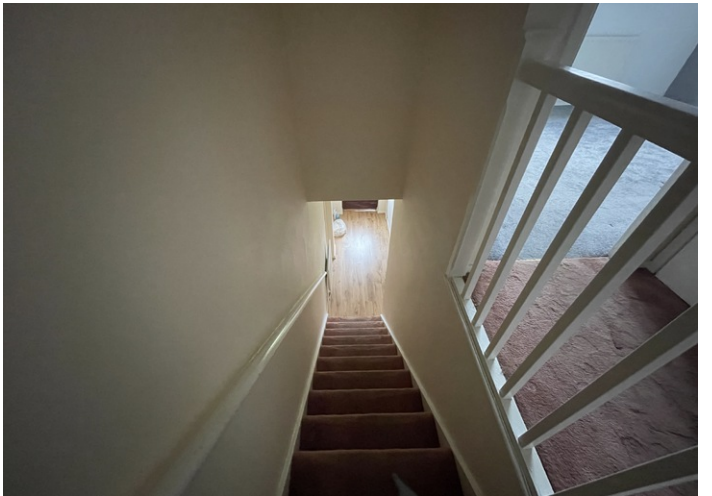


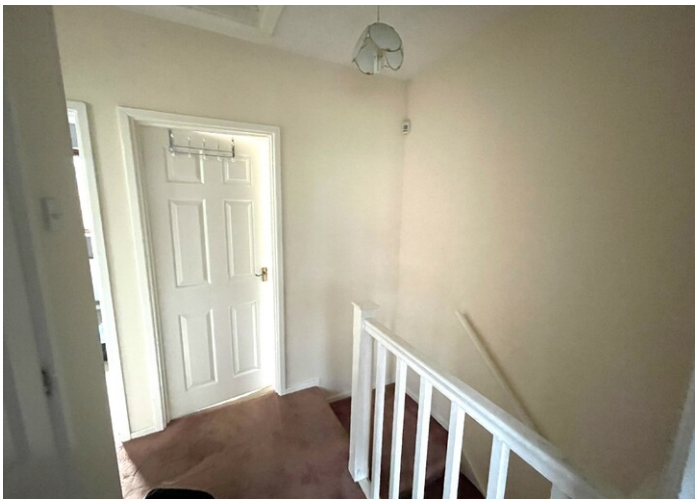
EXTERIOR

Front - Lawn section and driveway for two vehicles.

Rear - Patio area outside french doors. Steps leading to pathway with lawn and decorative stones either side. Two wooden storage sheds.







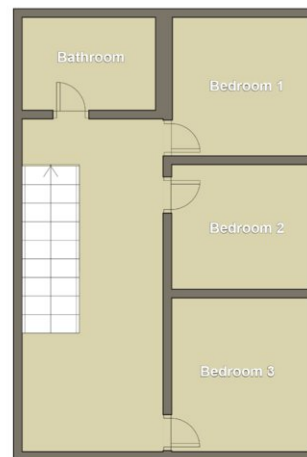
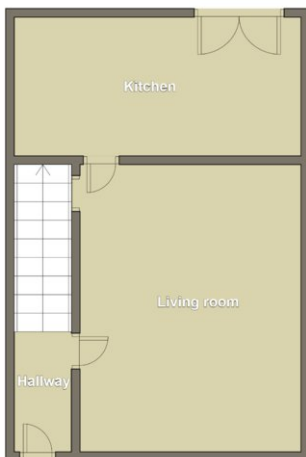




EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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.