



T Samuel Estate Agents

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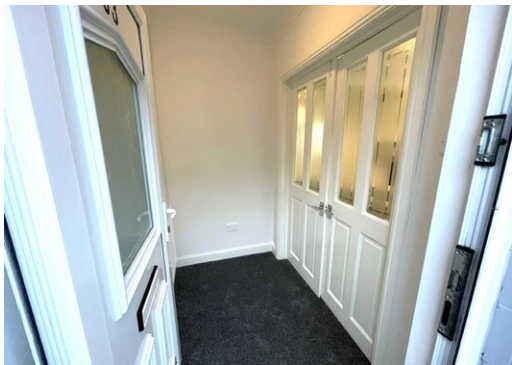
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**Woodland Street, Mountain Ash
CF45 3RB**

**FOR SALE
£114,950**



- **3 BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**
- **UPSTAIRS BATHROOM &
DOWNSTAIRS WC**



3



1



1



Property Description

*** THREE BEDROOM MODERN HOME ***

Three bedroom mid terraced property situated within walking distance of Mountain Ash town centre.

Imagine a house with white walls throughout, giving it a fresh and bright feel.

It's move in ready with spacious rooms and a modern media wall to the lounge. Perfect blank canvas for you to add your own personal touch.

Newly fitted carpets throughout.

Play park and forestry walks are on your door step making this an ideal family location.

The town centre with it's amenities, train station, health centre and hospital is a few minutes walk away. Local primary and secondary school also within walking distance.

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

Accommodation: Entrance hall, lounge, kitchen, downstairs w..c, three bedrooms and upstairs bathroom.

ENTRANCE HALL

2.04 m x 1.44 m

Entrance via a white uPVC front door. Emulsion walls. Emulsion ceiling with coving. Radiator. Electric meter and fuse board. Newly fitted carpet. Power points. Double doors leading to lounge.



LOUNGE

6.34 m x 4.56 m

Feature of this room has to be the modern media wall with wall mounted electric fire. Emulsion walls. Emulsion ceiling with coving and ceiling rose. Newly fitted carpet. Three radiators. Under stairs storage cupboard. Stairs to first floor. Power points. Door leading to kitchen. uPVC window to the front.



KITCHEN

3.43 m x 3.01 m

Ample base and wall units in cream with complimentary work surface. Built in oven and hob with chimney extractor above. Stainless steel sink unit. Plumbed for automatic washing machine. Emulsion walls with tiles around work surface. Emulsion ceiling with coving and sunken spotlights Vinyl flooring. Door leading inner hallway. uPVC window and door to the rear.



INNER HALLWAY

1.04 m x 0.89 m

Wall mounted combi boiler. Vinyl flooring. Emulsion walls and ceiling. Door to downstairs w.c.

DOWNSTAIRS W.C.

1.55 m x 0.92 m

Low level WC. Emulsion walls. Emulsion ceiling with coving. Radiator. Vinyl flooring. uPVC window to the rear with frosted glass.





LANDING

Emulsion walls. Emulsion ceiling with coving. Radiator. Newly fitted carpet. Attic access. Doors to 3 bedrooms and upstairs bathroom.

BEDROOM 1

4.34 m x 2.88 m

Newly fitted carpet. Emulsion walls. Emulsion ceiling with coving. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.17 m x 0.18 m

Newly fitted carpet. Emulsion walls. Emulsion ceiling with coving. Radiator. Power points. uPVC window to the front.



BEDROOM 3

2.43 m x 2.38 m

Newly fitted carpet. Emulsion walls. Emulsion ceiling with coving. Radiator. Power points. uPVC window to the rear.

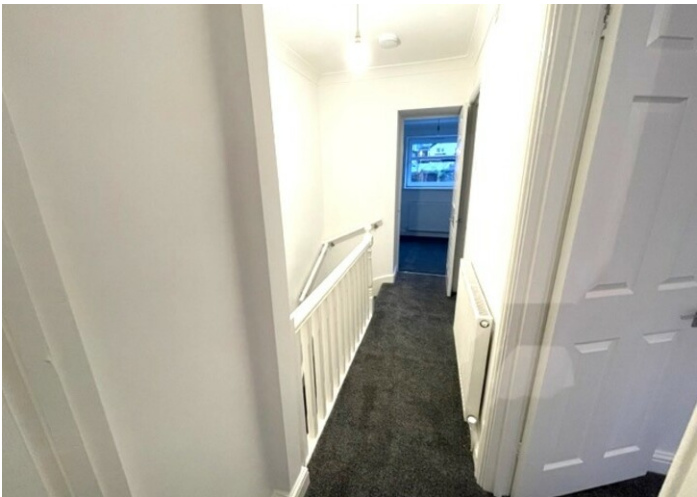
UPSTAIRS BATHROOM

White three piece comprising of bath with shower over and glass shower screen, vanity wash hand basin and low level WC. Tiled flooring. Emulsion ceiling with coving and sunken spot lights. Emulsion walls with tiles around splashback areas. Radiator. uPVC window to the rear with frosted glass.



EXTERIOR

Yard area with steps leading up to an enclosed lawned area. Garden path leading to gate with rear lane access.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

