



**Duffryn Street, Mountain Ash.
CF45 3HR**

**FOR SALE
£130,000**



- **TWO BEDROOMS**
- **UPSTAIRS BATHROOM**
- **STONES THROW AWAY FROM TOWN CENTRE**



2



1



1



Property Description

**** TWO BEDROOMS CLOSE TO TOWN CENTRE ****

This charming two bedroom terraced property, located just a stone's throw away from the town centre, provides the ideal mix of accessibility and comfort.

The upstairs bathroom adds convenience, while the generously sized bedrooms offer ample space for relaxation and personalisation.

It's a cosy retreat in a prime location for those seeking both convenience and comfort in their home.

At the end of the street you have the local play/skate park, primary schools within walking distance making this an ideal family location.

The A470 is a short drive away providing easy access for commuters.

Accommodation: Entrance hall, lounge, kitchen, upstairs bathroom and two bedrooms.

ENTRANCE HALL

Entrance via a composite front door. Artex ceiling with wallpaper walls. Laminate flooring. Radiator. Cupboard housing electric meter and fuse board. Stairs to the first floor. Door leading to lounge.



LOUNGE

6.14 m x 3.15 m

Marble fireplace housing electric log burner effect fire. Artex ceiling with coving. Emulsion walls. Laminate flooring. Two radiators. Power points with some having USB ports. Under stairs storage with ample space, power points and light. Dual aspect uPVC windows allowing plenty of natural light to flow through.



KITCHEN

4.43 m x 2.33 m

Ample base and wall units in Grey wood with complimentary wooden work surface. Built in oven and hob with extractor hood above. Integrated fridge. Stainless steel sink unit. Plumbed for automatic washing machine. Artex ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. New radiator. Power points. Dual aspect windows to the side and rear



LANDING

Artex ceiling. Wallpaper walls. Laminate flooring. Power points. Double doors to storage cupboard housing new combi boiler. Attic access with pull down wooden ladder. Doors leading to upstairs bathroom and two bedrooms.



UPSTAIRS BATHROOM

2.58 m x 2.49 m

Three piece suite in white comprising bath with shower mixer taps and glass screen, w.c and wash hand basin. Artex ceiling. Emulsion and tiled walls. Radiator. Tiled flooring. New extractor fan. Dual aspect windows to the side and rear with frosted glass.



BEDROOM 1

4.25 m x 2.47 m

Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.61 m x 2.47 m

Artex ceiling. Wallpaper walls. Laminate flooring. Radiator. Power points. uPVC window to the rear.



EXTERIOR

Tiered garden laid with patio slabs, summer house currently used as art/craft room and wooden shed for storage. Ample space for garden furniture enjoying a sunny aspect. Rear lane access.









EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(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.