



# T Samuel Estate Agents

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**Somerset House, Bailey Street  
CF45 3AE**

**FOR SALE  
£190,000**



- **DETACHED**
- **FOUR BEDROOMS**
- **GOOD SIZE FAMILY HOME**



4



1



1



## Property Description

T Samuel are pleased to offer for sale this spacious detached family home which offers plenty of room with four bedrooms.

Its a real gem with a touch of history, as it was a former police station.

While it may need some updating, it also comes with charming original features that add character and potential to make it your own.



It's the perfect canvas for your dream home whilst also maintaining historical charm.

Local convenience store on your doorstep and the town centre of Mountain Ash is within walking distance providing further shops, GP surgery, hospital and train station.

A choice of primary schools within the vicinity and a play/skate park a short stroll away making this an ideal family location.



The recently built link road provides easy access to the A470.

The property is to be sold with no onward chain however is subject to probate which commenced early 2024.

Accommodation: Entrance porch, hallway, lounge/diner, kitchen, downstairs w.c, four bedrooms and upstairs bathroom.



### ENTRANCE PORCH

Entrance via an aluminium front door. Emulsion ceiling and wood panelled walls. Carpet flooring. Door to hallway.



## HALLWAY

Original Corbels and staircase which could be lovingly restored to their former glory. Wallpaper ceiling. Wallpaper walls with dado rail. Carpet flooring. Radiator. Cupboard housing electric meter and fuse board. Under stairs storage. Door to lounge/diner and kitchen. Stairs to first floor.



## LOUNGE/DINER

7.83 m x 3.76 m

Large uPVC bay window to the front and one to the rear looking into rear hallway. Artex ceiling with decorative ceiling rose. Wallpaper walls. Carpet flooring. Two radiators. Power points. Wooden fire surround housing coal effect electric fire.



## KITCHEN

5.48 m x 3.75 m

Good size kitchen with ample space for table and chairs. Ample base and wall units in wood with complimentary work surface. Built in double oven and hob with extractor above. Stainless steel sink unit. Plumbed for automatic washing machine. Wall mounted boiler. Emulsion ceiling with coving. Emulsion walls. Vinyl flooring. Two radiators. Power points. uPVC door to rear hallway. Two dual aspect uPVC windows to the side.



## REAR HALLWAY

Emulsion walls. Perspex roof. Vinyl flooring. Door leading to downstairs w.c. uPVC door to rear.



#### DOWNSTAIRS W.C.

W.c with wash hand basin. Vinyl flooring. Radiator. Emulsion walls and ceiling. uPVC window to the rear and side with frosted glass.



#### LANDING

Split landing providing access to four bedrooms and upstairs bathroom with original doors. Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Attic access with pull down ladder.



#### BEDROOM 1

3.71 m x 3.62 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



#### BEDROOM 2

3.59 m x 3.57 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



### BEDROOM 3

3.65 m x 3.24 m

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



### BEDROOM 4

2.55 m x 2.20 m

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



### EXTERIOR

Front - Enclosed front forecourt laid with paving blocks.

Rear - Patio area with lawn section with raised border. Outside tap. Two storage sheds. Side gate providing access to the garden.







#### 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.

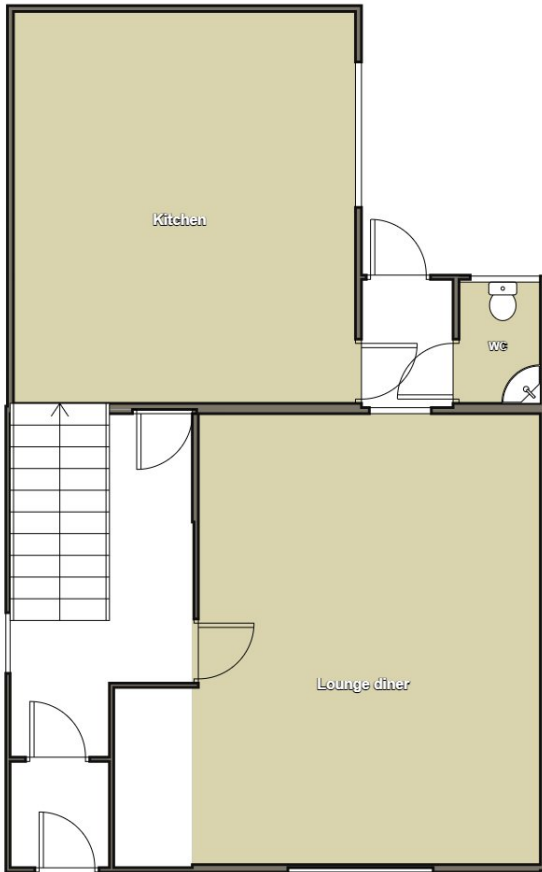




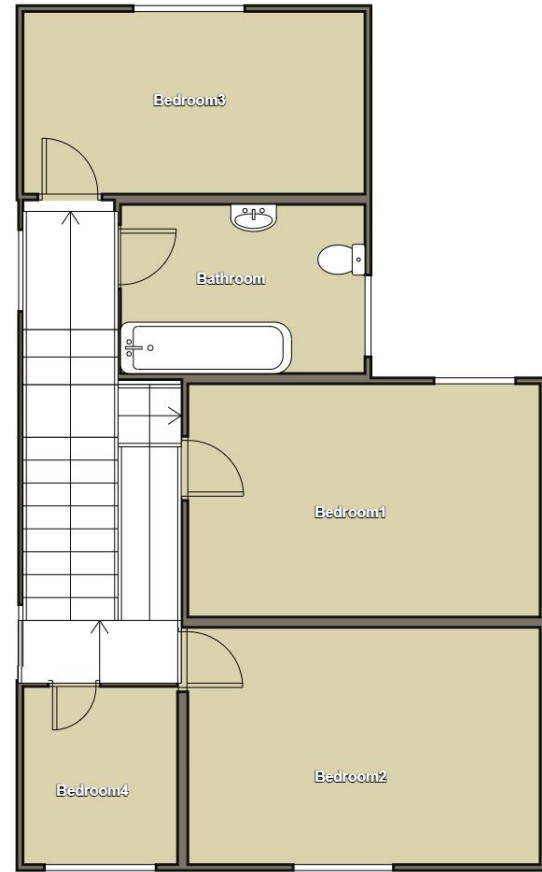
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## FLOORPLAN



Ground floor



Second floor



