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**Windsor Road, Mountain Ash
CF45 3BH**

**FOR SALE
£90,000**



- **2 BEDROOMS**
- **IN NEED OF UPDATING**
- **SOLD WITH VACANT POSSESSION**



2



1



1



Property Description

**** TWO BEDROOM IN NEED OF UPDATING ****

Mid terraced property situated in Miskin on the outskirts of Mountain Ash.

The property benefits from uPVC throughout and is to be sold with vacant possession. The master bedroom is of a good size and could potentially be converted into 2 smaller rooms.



Mountain Ash town centre with its shop, health centre, hospital and train station are within walking distance together with local play/skate park. Primary schools on your doorstep making this an ideal family location.

The recently built link road is a 2 minute drive away providing easy access to the A470 link roads.

Accommodation: Entrance porch, hallway, lounge, downstairs bathroom, kitchen and two bedrooms.



PORCH

0.91 m x 0.85 m

Entrance via a white uPVC front door. Artex ceiling. Carpet flooring. Wallpaper walls. uPVC door leading to hallway.

HALLWAY

2.86 m x 1.00 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Stairs to first floor. Door to lounge. Electric meter and fuse board.





LOUNGE

6.67 m x 3.58 m

Artex ceiling. Wallpaper walls. Carpet flooring. Feature stone fireplace housing coal effect fire. Power points. uPVC french doors leading to the kitchen. Door leading to under stair storage with a further door leading to downstairs bathroom. uPVC window to the front.



KITCHEN

4.30 m x 2.49 m

Ample base and wall units in light wood effect with complimentary work surface. Stainless steel sink unit. Fluorescent strip lighting. Emulsion ceiling. Combination of emulsion and tiled walls. Vinyl flooring. Power points. uPVC window and door to the rear.



DOWNSTAIRS BATHROOM

2.16 m x 1.71 m

Three piece suite in white comprising bath with shower over head and bi fold shower screen, w.c and wash hand basin. Vinyl flooring. Chrome radiator. Artex ceiling. Emulsion and tiled walls. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Attic access. Doors leading to two bedrooms. uPVC window to the rear.



BEDROOM 1

4.60 m x 3.44 m

Good size master bedroom. Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.

BEDROOM 2

3.19 m x 0.90 m

Emulsion ceiling. Wallpaper walls. Carpet flooring. Power points. Built in storage cupboard. uPVC window to the rear.



EXTERIOR

Patio area with enclosed decking. Pathway leading to a further patio area. Storage shed and greenhouse to the rear of garden area.









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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN