



**Chancery Lane, Mountain Ash.
CF45 3NW**

**FOR SALE
£90,000**



- **Centrally located**
- **Sold with no onward chain**
- **Ideal first time buy or investment opportunity**



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Property Description

CALLING ALL FIRST TIME BUYERS AND INVESTORS!!

This delightful 2-bedroom end-terraced house is centrally located, just a stone's throw away from the town centre of Mountain Ash. It is perfect for first-time buyers eager to put their stamp on a property or for investors seeking a buy-to-let opportunity.

Inside, the house features a cosy open-plan living room with an ornate fireplace, adding to its charm and character. Although the interior is dated, it offers a blank canvas for renovation and personalisation.

The functional kitchen could benefit from modernisation, providing the perfect opportunity to design a contemporary cooking space tailored to your tastes.

Upstairs, there are two well-proportioned bedrooms, each with ample natural light. Both with triple glazed front facing windows.

Outside, the property boasts a decent-sized garden with side access, a patio area, artificial grass, and an array of pretty flowers and shrubs. This outdoor space is perfect for relaxation or entertaining, adding to the overall charm of this traditional home.

COMP - Living room, Kitchen diner, Conservatory, Bathroom, Landing, 2 Bedrooms, Rear garden

LIVING ROOM

6.00 m x 4.23 m

Front door leads to spacious, open-plan living room. Artex ceilings and walls. Carpet flooring. Radiators. Power points. Triple glazed UPVC to front. Stone fireplace in centre.



KITCHEN

4.87 m x 3.90 m

Kitchen diner area with artex ceilings and walls. Kitchen area has a wood panelled ceiling and tiled walls, completed with wooden cupboards and marble style work tops. Radiator. Power points. UPVC window to rear



BATHROOM

2.10 m x 1.90 m

Downstairs family bathroom adjacent to kitchen diner. Artec ceiling. Tiled walls and floors. Radiator. UPVC window to conservatory. Retro blue coloured 3 piece suite, with showerhead over the bathtub.



CONSERVATORY

2.60 m x 1.80 m

Perspex roof. Emulsion walls. Tiled floors. UPVC windows surrounding leading to rear and side. Ample worktop areas and shelves



LANDING

3.00 m x 0.80 m

Artex ceiling and walls. Carpet flooring.



BEDROOM 1

4.20 m x 3.00 m

Generously sized double bedroom. Artex ceilings. Wallpapered walls. Carpet flooring. Radiator. Power points. Triple glazed UPVC window to front. Built in storage cupboard.



BEDROOM 2

3.40 m x 2.30 m

Artex ceilings and walls. Carpet flooring. Power points. Triple glazed UPVC window to front. Built in storage cupboard.



GARDEN

Stairs leading to patio area surrounded by flowers and shrubs. Artificial grass area. Stairs leading to side access gate to main road.







EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

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