



# T Samuel Estate Agents

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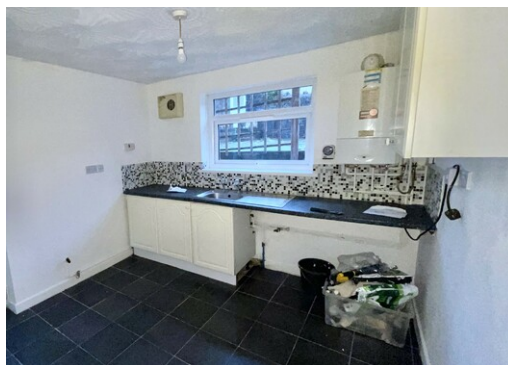
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**Miskin Terrace, Mountain Ash  
CF45 3UD**

**FOR SALE  
£99,950**



- **3 BEDROOMS**
- **OUTSKIRTS OF TOWN CENTRE**
- **SOLD WITH NO ONWARD CHAIN**



3



1



1



## Property Description

T Samuel Estate agents are pleased to offer for sale this 3 bedroom terraced property situated on the outskirts of Mountain Ash town centre.

Ideal purchase for a first time buyer who is looking to put their own stamp on a property or investment opportunity.

Close to local play/skate park and primary schools.

A short stroll away to Mountain Ash town with it's shops, GP centre and train station.

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

The A470 is easily accessible via the recently built link road providing access to Cardiff and the Heads of the valley link roads.

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



### ENTRANCE HALL

1.65 m x 1.39 m

Entrance via a white uPVC front door. Artex ceiling. Emulsion walls with wooden dado rail. Laminate flooring. Radiator. Electric meter and fuse board. Door to lounge.



### LOUNGE

6.06 m x 4.25 m

Emulsion ceiling with coving and ceiling rose. Emulsion walls with dado rail. Laminate flooring. Two radiators. Power points. Marble effect fire surround with fire. Stairs to the first floor. Door to kitchen. uPVC windows to both front and rear.





## KITCHEN

3.13 m x 2.97 m

Base and wall units in cream with complimentary black work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Artex ceiling. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. Wall mounted boiler. uPVC window and door to the rear.



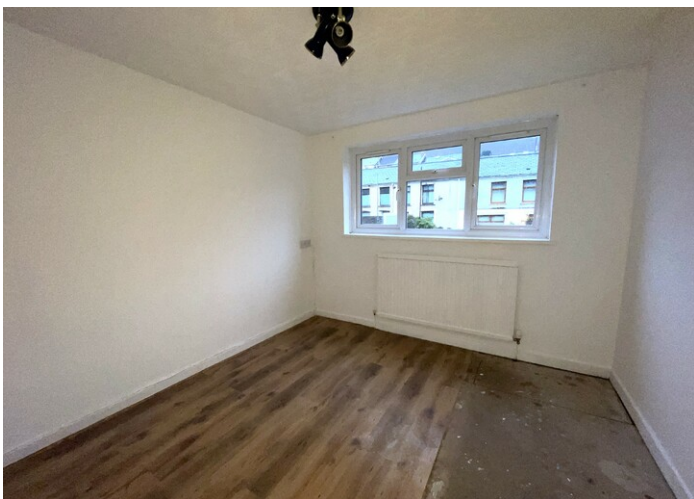
## LANDING

Emulsion walls and ceiling. Carpet flooring. Radiator. Attic access. Doors to three bedrooms and upstairs bathroom.

## UPSTAIRS BATHROOM

2.74 m x 1.84 m

Three piece suite in white comprising bath with shower over, w.c and wash hand basin. Artex ceiling. Emulsion and tiled walls. Tiled flooring. Radiator. uPVC window to the rear with frosted glass.



## BEDROOM 1

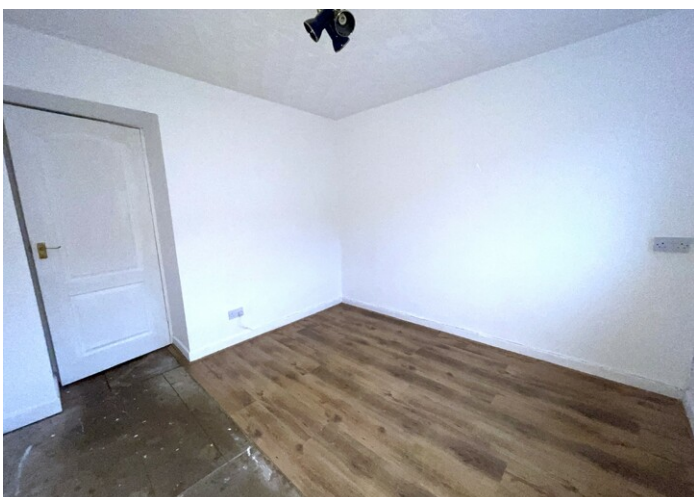
3.12 m x 3.00 m

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

## BEDROOM 2

4.08 m x 2.14 m

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





### BEDROOM 3

2.67 m x 2.12 m

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

### EXTERIOR

Concrete section with few steps leading to enclosed low maintenance patio.







#### 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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

