



# T Samuel Estate Agents

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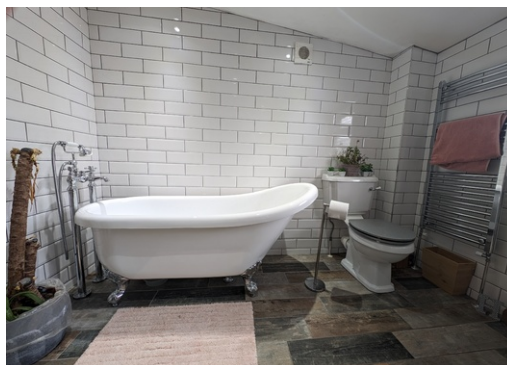
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Milbourne Street, Ynysboeth  
CF45 4YL

**FOR SALE**  
**£139,995**



- **3 BEDROOMS**
- **LOG BURNER**
- **USEABLE ATTIC SPACE**



3



1



1



## Property Description

**\*\*\* THREE BEDROOM MODERNISED WITH LOG BURNER \*\*\***

Get ready to fall in love with this ready to move in, modernised three bedroom home nestled on a scenic hillside.

Not only does it offer stunning views, it also features a cozy log burner that not only adds warmth and charm but also makes it cost efficient.

Let's not forget about the modern, relaxing bathroom which was updated approx 18 months ago and useable attic space.

It's a perfect place to call home !

Close to local amenities, primary schools and local play park.

A short drive away to the A470 providing easy access to Cardiff and the Heads of the Valley link roads.

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

### ENTRANCE HALL

2.17 m x 0.93 m

Entrance via white uPVC door. Emulsion ceiling with coving. Emulsion walls. Electric meter and fuse board. Water stop tap. Laminate flooring. Double glass panelled doors to lounge.



## LOUNGE

6.39 m x 4.65 m

Dual aspect uPVC windows to the front and rear allowing in plenty of natural light. This spacious living room is perfect for your sofa and dining table, offering ample room for both. Whether your lounging on the sofa or enjoying a meal with friends and family, you'll have all the space you need to make wonderful memories. A log burner for those cosy wintry nights with rustic beam above and attractive tiling behind. The alcoves have been utilised for log storage and shelving. Emulsion ceiling with coving and two decorative ceiling rose. Emulsion walls. Laminate flooring. Two radiators. Power points. Under stairs storage. Door leading to kitchen and stairs to first floor.



## KITCHEN

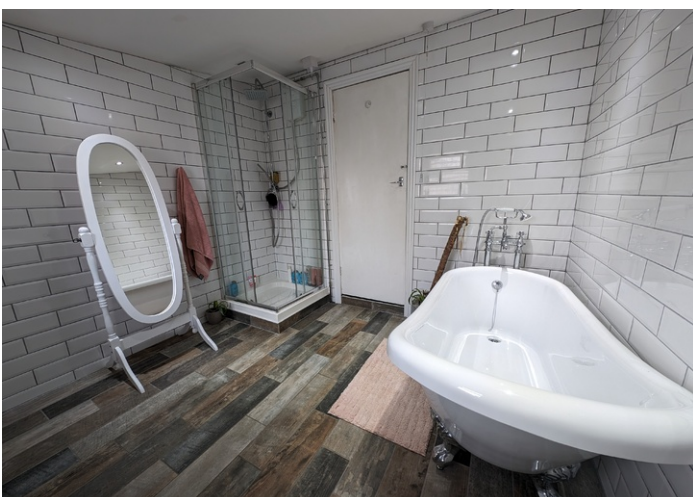
2.93 m x 2.84 m

White wood base and wall units with black complimentary work surface. Emulsion and tiled walls. Emulsion ceiling with coving. Tiled flooring. Radiator. Power points. Plumbed for automatic washing machine. Stainless steel sink unit. Built in oven and hob with extractor above. uPVC window to the rear and door to the side.



## LANDING

Emulsion ceiling with coving and decorative ceiling rose. Emulsion walls. Carpet flooring. Doors to three bedrooms, upstairs bathroom and stairs to attic space. Power points.





## UPSTAIRS BATHROOM

2.86 m x 2.72 m

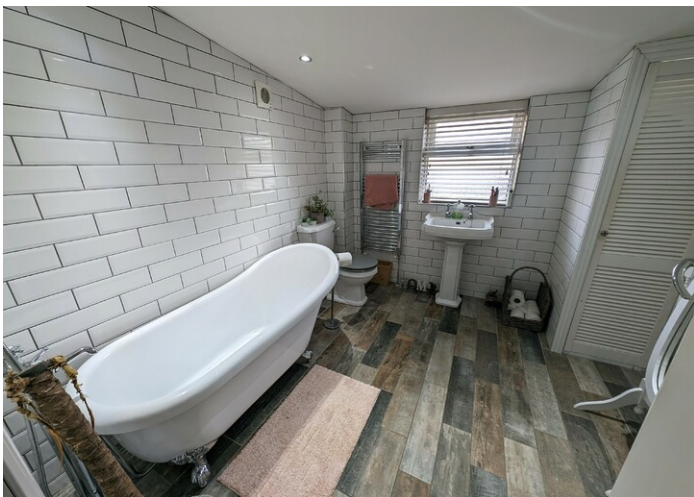
White suite comprising Victorian style slipper freestanding bath with chrome claw feet and freestanding chrome taps, wash hand basin and w.c. Shower cubicle. Emulsion ceiling with sunken spotlights. Tiled walls. Tiled floor. Chrome towel radiator. Cupboard with louvre door housing combi boiler. Extractor fan. uPVC window with frosted glass to the rear.



## BEDROOM 1

3.14 m x 2.97 m

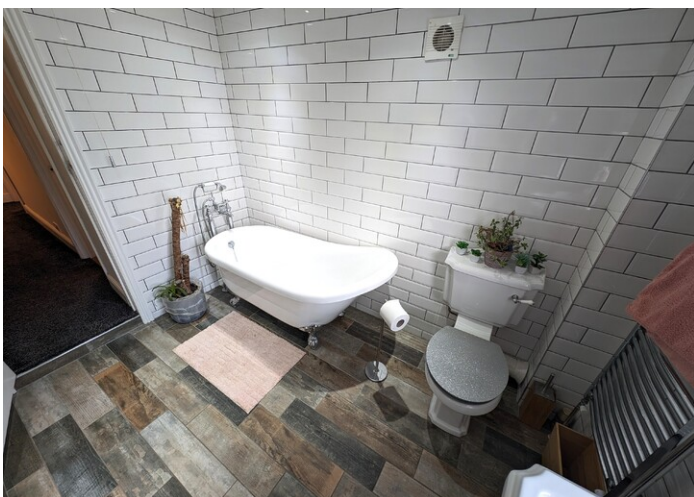
Emulsion ceiling with coving and decorative ceiling rose. Laminate flooring. Emulsion walls. Power points. Radiator. uPVC window to the rear.



## BEDROOM 2

3.24 m x 2.85 m

Emulsion ceiling with coving and decorative ceiling rose. Laminate flooring. Emulsion walls. Power points. Radiator. uPVC window to the front.



## ATTIC SPACE

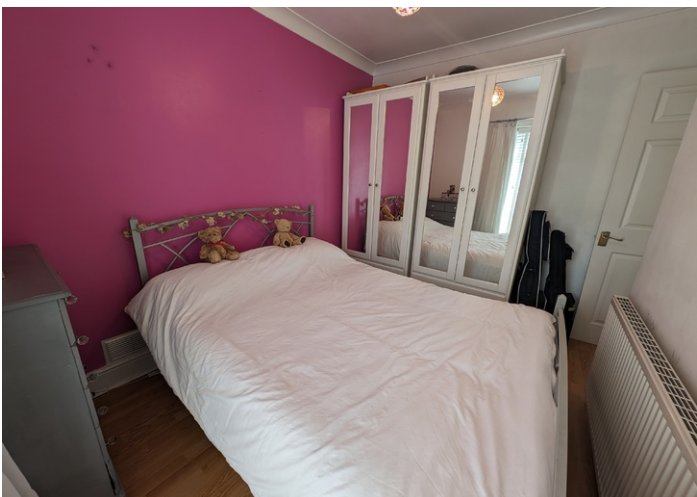
4.63 m x 3.18 m

Emulsion ceiling and walls. Carpet flooring. Wall mounted electric heater. Power points. Under eaves storage. Velux window.



## EXTERIOR

Patio slabs with two log storage sheds. Artificial lawn section with decking, ideal area to sit and relax whilst entertaining friends. A further section with storage shed and seating area, perfect to admire the views of the surrounding mountain side.







#### 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

## FLOORPLAN