



T Samuel Estate Agents

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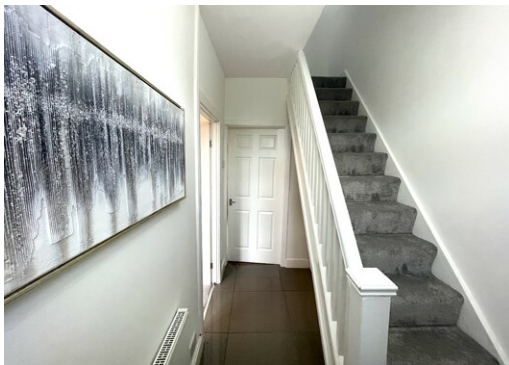
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**Monmouth Street, Mountain Ash
CF45 3NJ**

**FOR SALE
£99,950**



- **TWO BEDROOMS**
- **SOLD WITH VACANT POSSESSION**
- **VIEWS TO THE FRONT OF THE SURROUNDING MOUNTAINS**



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Property Description

*** IDEAL FIRST TIME BUY OR LOOKING TO DOWNSIZE ***

A gem of a property situated on the outskirts of Penrhiwceiber. The property is to be sold with vacant possession and no onward chain.

Views to the front of the surrounding mountains are amazing.

Ideal first time buy or someone looking to downsize.

Recently decorated and new carpets laid. Modern fitted kitchen with Indigo gloss units and space for a kitchen table and chairs.

Local shop a short walk away and the village of Penrhiwceiber with its further shops, health centre and train station are also within walking distance.

The A470 is a short drive away providing easy access to Cardiff and the Heads of the valley links roads.

Accommodation: Entrance hall, lounge, kitchen, two bedrooms and upstairs bathroom. Low maintenance front and rear gardens.

ENTRANCE HALL

Entrance via a uPVC front door. Emulsion walls and ceilings. Porcelain tiled flooring. Radiator. Power points. Cupboard housing electric meter and fuse board. Stairs to first floor. Doors to lounge and kitchen.



LOUNGE

3.21 m x 3.16 m

Smooth emulsion walls and ceilings. Newly laid carpet. Radiator. Power points. Marble effect black fire surround and hearth with pebble effect electric fire. uPVC window to the front with views of the surrounding mountain side.



KITCHEN

4.48 m x 3.12 m

Modern kitchen units in Indigo gloss with chrome handles. Wood effect work surface with tiles around. Plumbed for automatic washing machine. Built in oven and hob with extractor hood above. Stainless steel sink unit. Smooth emulsion walls and ceiling. Tiled flooring. Power points. Radiator. Space for kitchen table and chairs. uPVC window and door to rear.



LANDING

Smooth emulsion walls and ceiling. Newly laid carpet. Doors to upstairs bathroom and two bedrooms.

UPSTAIRS BATHROOM

2.37 m x 2.22 m

White three piece suite comprising bath with shower over head and bi-fold shower screen, w.c and wash hand basin. Vinyl flooring. Tiled walls. Emulsion ceiling. Built in cupboard housing combi boiler and storage to the side. uPVC window to the rear with frosted glass.



BEDROOM 1

4.85 m x 3.28 m

Smooth emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. Two uPVC windows to the front with amazing views of the surrounding mountains.



BEDROOM 2

3.16 m x 2.47 m

Smooth emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. uPVC window to the rear.

EXTERIOR

FRONT - Steps leading up to front door. The front exterior is slightly tiered and laid with decorative stones. An amazing view of the surrounding mountains.

REAR - Concrete section ideal for bistro table and patio chairs. Steps leading to rear access. Tiered rear exterior with one tier laid with decorative chippings, second laid with patio and the third with mature shrubs. Outdoor power points.









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

FLOORPLAN