



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

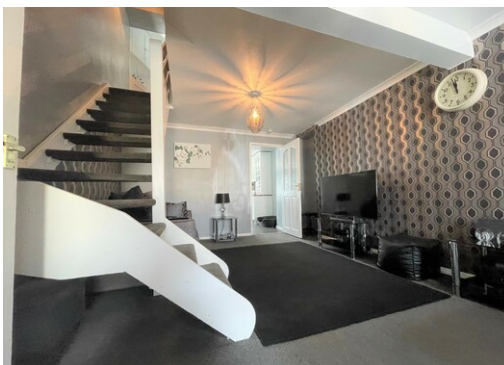
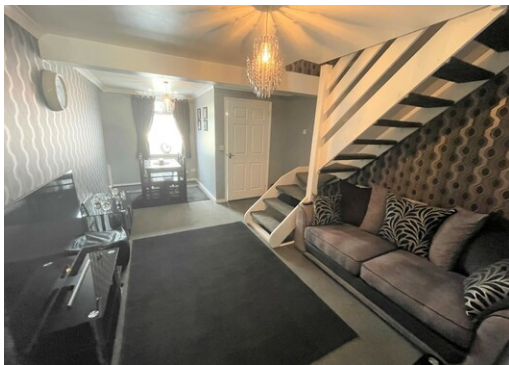
info@tsamuel.co.uk

www.tsamuel.co.uk



**Pryce Street, Mountain Ash
CF45 3NT**

**FOR SALE
£120,000**



- **UPSTAIRS WET ROOM**
- **2 BEDROOMS PLUS DRESSING ROOM**
- **ON THE DOOR STEP OF TOWN**



2



1



1



Property Description

*** IDEAL FIRST TIME BUY ***

A spacious two bedroom property with separate dressing room which could potentially provide an extra bedroom.

On the door step of Mountain Ash town centre with it's local shops, health centre, train station and hospital.

Primary and secondary schools within walking distance together with local play parks and sports grounds.

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

Accommodation: Entrance hall, lounge, spacious kitchen, upstairs wet room, two bedrooms plus dressing room.



ENTRANCE HALL

2.45 m x 1.54 m

Entrance via a white uPVC front door. Emulsion ceiling. Emulsion and half wallpapered walls with dado rail. Electric meter and fuse board. Security alarm. Tiled effect vinyl flooring. Door to lounge.



LOUNGE

6.38 m x 3.61 m

Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Two radiators. Power points. Carpet flooring. Half glazed door leading to kitchen. Open plan stairs to first floor. uPVC window to the front.





KITCHEN

4.39 m x 3.87 m

Generous sized kitchen with ample base and wall units in white wood with complimentary wooden work surface. Integrated dish washer. Built in oven and hob. Artex ceiling. Lining wallpaper walls with tiles around work surface area. Vinyl flooring. Radiator. Power points. Stainless steel sink unit. Plumbed for automatic washing machine. uPVC window and door to the rear.



LANDING

Emulsion walls and ceiling. Carpet flooring. Louvre doors to storage cupboards. Doors leading to upstairs wetroom, bedroom and a dressing room which leads to master bedroom.



UPSTAIRS WETROOM

3.36 m x 1.58 m

Wet room comprising bi fold shower doors, w.c and wash hand basin. Emulsion walls with one wall tiled around shower area. Emulsion ceiling. Non slip flooring. uPVC window with frosted glass to rear.

DRESSING ROOM/POTENTIAL BEDROOM

Emulsion ceiling. Emulsion walls with one wallpapered. Power points. Carpet flooring. Door to storage cupboard housing combi boiler. Attic access. Cupboards built into the wall for storage. Door leading to bedroom 1.





BEDROOM 1

3.78 m x 3.25 m

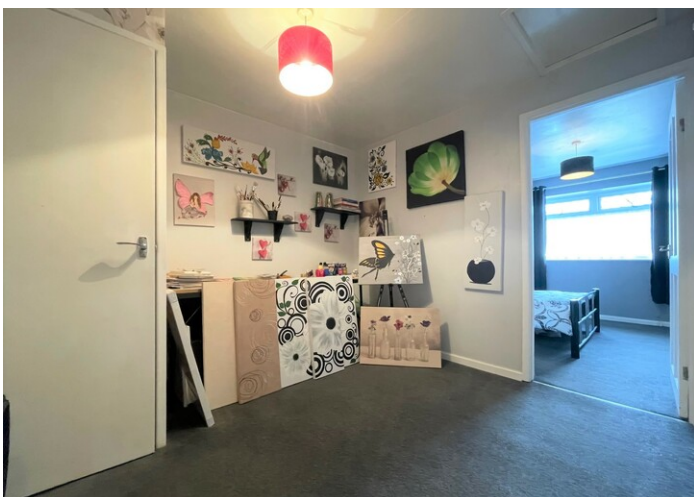
Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

4.34 m x 2.28 m

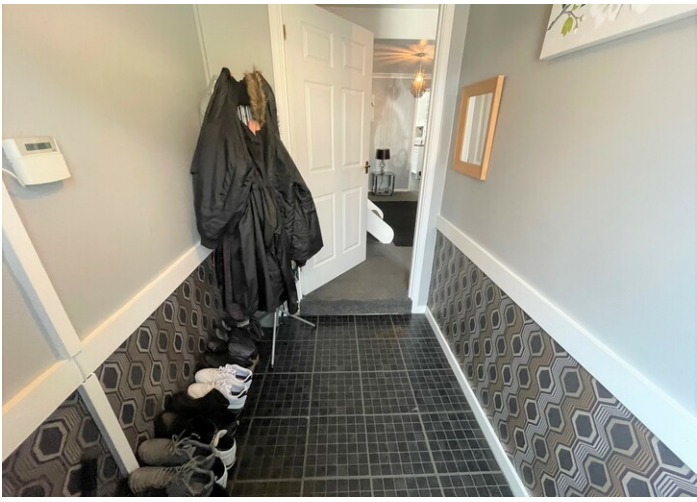
Artex ceiling. Lining wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



EXTERIOR

Low maintenance enclosed patio area with stone built shed for storage.







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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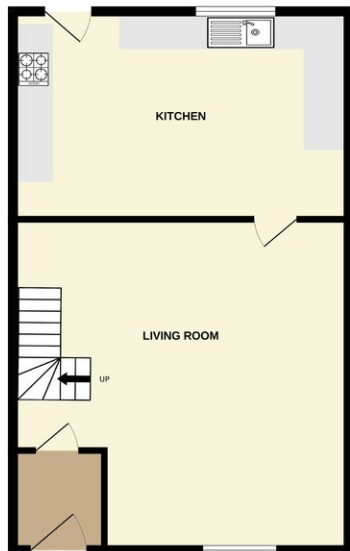


EPC

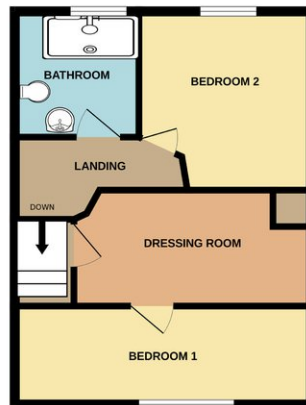
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01443 476419
info@tsamuel.co.uk
<https://www.tsamuel.co.uk/>