



T Samuel Estate Agents

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**The Poplars, Mountain Ash,
CF45 4HY**

**FOR SALE
£85,000**



- **TWO BEDROOMS**
- **GROUND FLOOR FLAT**
- **CLOSE TO TOWN CENTRE**



2



1



1



Property Description

*** TWO BEDROOM GROUND FLOOR FLAT ***

T Samuel Estate Agent are pleased to bring to the market this purpose built ground floor flat.

It's cosy and spacious with two bedrooms and a bright living room. Comes with t's own private enclosed garden, perfect for enjoying some outdoor space.

Situated on the outskirts of Mountain Ash Town centre, a few minutes walk to the shops, health centre and train station.

Local hospital and schools within walking distance.

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

Accommodation: Entrance hall, lounge, kitchen, two bedrooms and bathroom. Front and rear gardens.



HALLWAY

Entrance via a white uPVC front door. Artex ceiling with coving. Wallpaper walls. Laminate flooring. Doors to two bedrooms, lounge, kitchen and bathroom.

LOUNGE

4.72 m x 3.55 m

Emulsion ceiling with coving. Wallpaper walls with dado rail. Laminate flooring. Radiator. Power points. Coal effect fire placed on marble hearth. uPVC window to the front.





KITCHEN

3.94 m x 2.73 m

Wooden base and wall units with complimentary marble effect work surface and matching breakfast bar. Stainless steel sink unit. Plumbed for automatic washing machine. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Radiator. Power points. Two built in storage cupboards. Door to cupboard housing water tanks. uPVC window and door to the rear.



BATHROOM

3.44 m x 1.38 m

Large double shower cubicle with glass enclosure. Wash hand basin and w.c. Tiled walls and floor. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.88 m x 3.14 m

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



BEDROOM 2

3.37 m x 2.90 m

Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Built in storage cupboard housing electric meter and fuse board. uPVC window to the rear.



EXTERIOR

Front - Pathway leading to ground floor flat. Lawn section laid with mature shrubs. Outside electric socket.

Rear - Stone built shed with roller shutter doors. Enclosed rear garden with outside water tap and a further metal storage shed.





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

FLOORPLAN



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