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Mary Street, Mountain Ash
CF45 4HH

GUIDE PRICE
£90,000 - £100,000



- **3 BEDROOMS**
- **QUIET LOCATION**
- **SOLD WITH VACANT**



3



1



1



Property Description

*** THREE BEDROOMS, NO ONWARD CHAIN ***

Stone fronted, mid terraced property with three bedrooms situated in the quiet village of Newtown on the outskirts of Mountain Ash.

Mountain Ash town centre is within walking distance providing shops, GP surgery, local hospital and strain station.

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

Ideally situated for commuters as the A470 is a few minutes drive away providing easy access to Cardiff and the Heads of the valley link roads.

Accommodation: Porch, lounge, kitchen, upstairs bathroom and three bedrooms.



PORCH

1.87 m x 1.22 m

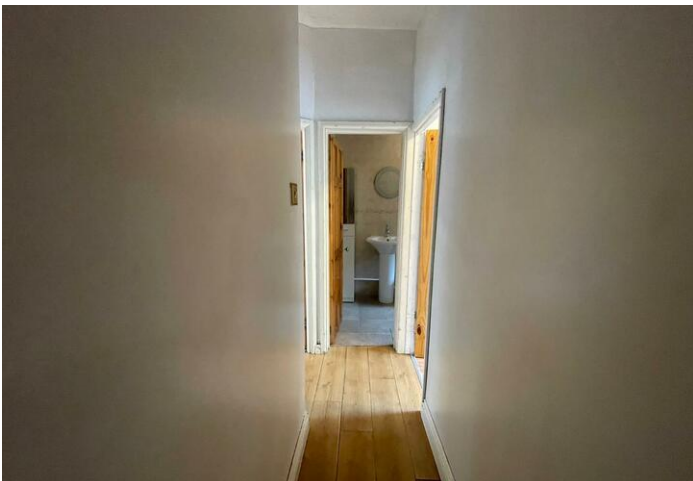
Entrance via a white uPVC front door. Laminate flooring. Cupboard housing electric meter and fuse board. Artex ceiling. Emulsions walls. Half glass and stone clad feature wall. Door leading to lounge.



LOUNGE

6.38 m x 4.55 m

Good size living room with electric log burner effect stove housed on a marble hearth with stone clad chimney breast. Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Open plan stairs to first floor. Entrance to kitchen. UPVC windows to both front and rear allowing in plenty of natural light.





KITCHEN

Base and wall units in white wood with complimentary black work surface. Built in oven with halogen hob and extractor hood above. Power points. Radiator with decorative covering. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling. Emulsion and tiled walls. Laminate flooring. uPVC window to the side and door to the rear.



LANDING

Artex ceiling. Emulsion walls. Laminate flooring. Attic access. Doors leading to three bedrooms and upstairs bathroom.

UPSTAIRS BATHROOM

2.92 m x 1.67 m

Three piece suite in white comprising bath with shower over head, w.c. and wash hand basin. Freestanding tall bathroom cabinet. Emulsion ceiling. Tiled walls. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.45 m x 2.20 m

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

BEDROOM 2

3.46 m x 2.28 m

Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Built in cupboard with louvre doors housing combi boiler. uPVC window to the front.





BEDROOM 3

2.26 m x 1.92 m

Tongue and groove ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the rear.



EXTERIOR

Steps to patio area. Tiered lawn section with brick built shed. Rear lane access.





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			90
(69-80) C		71	
(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 by 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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