



# T Samuel Estate Agents

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**Navigation Street  
CF45 4BW**

**FOR SALE**

**OFFERS IN THE REGION OF**

**£95,000**



- **THREE BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **FEW MINUTES WALK TO TOWN CENTRE**



3



1



2



## Property Description

\*\*\* THREE BEDROOM IN POPULAR LOCATION \*\*\*

A mid terrace property with three bedrooms situated in the popular area of Caegarw.

Close to local convenience store and a few minutes walk to Mountain Ash town centre with it's further shops, hospital, health centre and train station.

Local play fields and secondary school within walking distance and primary school on your doorstep making this an ideal family location.

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

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

Accommodation: Entrance hall, lounge, dining room, kitchen, downstairs bathroom and three bedrooms.



### ENTRANCE HALL

4.18 m x 0.90 m

Entrance via an oak colour uPVC front door. Wallpaper ceiling and walls. Laminate flooring. Radiator. Cupboard housing electric meter and fuse board. Stairs to the first floor. Door with glass side panels to lounge.



### LOUNGE

4.66 m x 3.10 m

Wallpaper walls with feature beams. Wallpaper walls. Laminate flooring. Radiator. Power points. Cupboard housing gas meter. Double doors leading to dining room. uPVC window to the front.





## DINING ROOM

3.26 m x 2.66 m

Wallpaper ceiling with beams. Wallpaper walls. Radiator. Power points. Laminate flooring. Entrance to rear hall/under stair storage which leads into bathroom. Double doors to kitchen.



## REAR HALL/UNDERSTAIR STORAGE

Carpet flooring. Wallpaper walls and ceiling. Entrance to bathroom.



## KITCHEN

3.14 m x 2.69 m

Wood base and wall units with complimentary work surface. Power points. Radiator. Emulsion ceiling. Wallpaper walls with tiles around work surface. Laminate flooring. Velux window. Plumbed for automatic washing machine. uPVC window and door to the rear.



## LANDING

Wallpaper walls and ceiling. Built in storage cupboards. Carpet flooring. Attic access. uPVC window to the rear. Doors to three bedrooms.



### BEDROOM 1

3.36 m x 2.29 m

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



### BEDROOM 2

3.18 m x 2.54 m

Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. Door to cupboard housing combi boiler. uPVC window to the rear.



### BEDROOM 3

2.51 m x 1.98 m

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



### EXTERIOR

Enclosed garden laid with artificial lawn. Patio area ideal for bistro table and chairs. Wooden storage shed. Raised area with artificial lawn, decorative stones and border for shrubs.







#### 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN