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Eva Street, Mountain Ash, Rhondda Cynon Taf, CF45 3LF. CF45 3LF

FOR SALE
£165,000







- **THREE BEDROOMS**
- **ATTIC SPACE**
- **POPULAR LOCATION**

3 1 1





Property Description

Situated in a popular residential area of Mountain Ash, this three-bedroom home offers comfortable accommodation, and useful additional attic space. The lounge provides a cosy focal point with its wooden fireplace surround and open fire, perfect for creating a welcoming atmosphere on cooler evenings.

The accommodation briefly comprises an entrance hall, lounge, kitchen and attractive downstairs bathroom. To the first floor are three bedrooms and access to the attic space, offering additional versatility.

Outside, the property has a stone frontage with a forecourt to the front. To the rear, an enclosed area features a decked space, useful storage shed and a gate providing access to the rear lane.

Location is a real advantage, with Victoria Park nearby, offering pleasant walks and a children's play area. Mountain Ash town centre is within walking distance, providing a range of shops, a GP surgery and a train station. A local primary school is also close by, together with a further skate park and play area, making this a particularly appealing location for families.

A home with plenty to offer in a well-established and popular area, conveniently positioned for everyday amenities, transport links, schools and outdoor recreation. An opportunity well worth a closer look!

ENTRANCE HALLWAY

The entrance hall is accessed via a composite front door and features an emulsion ceiling with coving, half-emulsion and half-panelled walls and tiled flooring. A useful cupboard houses the electric meter and fuse board, with a door leading through to the lounge.



LOUNGE

6.68 m x 4.77 m

The lounge offers a comfortable living space, with a charming wooden fireplace surround and open fire creating a cosy focal point for relaxing on cooler evenings. The room features an emulsion ceiling with coving, a feature wallpapered wall, laminate flooring and a uPVC window to the front, allowing natural light to enter. Additional benefits include two radiators, power points and useful under-stairs storage. Stairs lead to the first floor, while wooden French doors open through to the kitchen.



KITCHEN

4.59 m x 2.99 m

The kitchen is fitted with a range of wall and base units in white, complemented by work surfaces to provide practical storage and preparation space. Cooking facilities include a built-in oven, hob and extractor hood, alongside a stainless steel sink unit and plumbing for an automatic washing machine. The room further benefits from recessed spotlights, an emulsion ceiling with coving, emulsion walls, laminate flooring, a radiator and power points. uPVC French doors provide access to the outside, while a separate door leads to the downstairs bathroom.



DOWNSTAIRS BATHROOM

3.11 m x 2.17 m

The downstairs bathroom has been updated to provide a practical and attractive suite, comprising a bath, separate walk-in shower enclosure with



glass screen, WC and wash hand basin set within a vanity unit. The room features tiled and emulsion walls, tiled flooring and an emulsion ceiling with recessed spotlights. A vertical radiator provides heating, while a built-in cupboard houses the combi boiler. A rear-facing uPVC window with frosted glass allows natural light into the room while maintaining privacy.

LANDING

The first-floor landing has an emulsion ceiling with coving, emulsion walls and carpet flooring. Power points are provided, with doors leading to three bedrooms and access to the attic space.

BEDROOM 1

4.67 m x 3.35 m

Bedroom One is a good-sized master bedroom, offering plenty of space for bedroom furniture. The room features an emulsion ceiling with coving, emulsion walls and carpet flooring. There is a built-in cupboard providing useful storage, along with a radiator and power points. Two uPVC windows to the front allow plenty of natural light into the room.

BEDROOM 2

2.86 m x 2.81 m

Bedroom Two is another good-sized room, with space to accommodate a double bed. The room features an emulsion ceiling with coving, emulsion walls and laminate flooring. A built-in cupboard provides useful storage, while a radiator and power points are also fitted. A uPVC window to the rear allows natural light into the room.

BEDROOM 3

2.78 m x 2.67 m

Bedroom Three features an emulsion ceiling with coving, emulsion walls and carpet flooring. The room benefits from fitted wardrobes, a radiator and power









points, with a uPVC window to the side providing natural light.

ATTIC SPACE

3.84 m x 3.32 m

The attic space features an emulsion ceiling with recessed spotlights, emulsion walls and laminate flooring. Useful storage is available within the eaves, and a Velux window to the rear allows natural light into the space.

EXTERIOR

The enclosed exterior area features steps leading down to a decked area, providing space to sit and enjoy the outdoors. There is also a useful storage shed, with a gate providing access to the rear lane.



























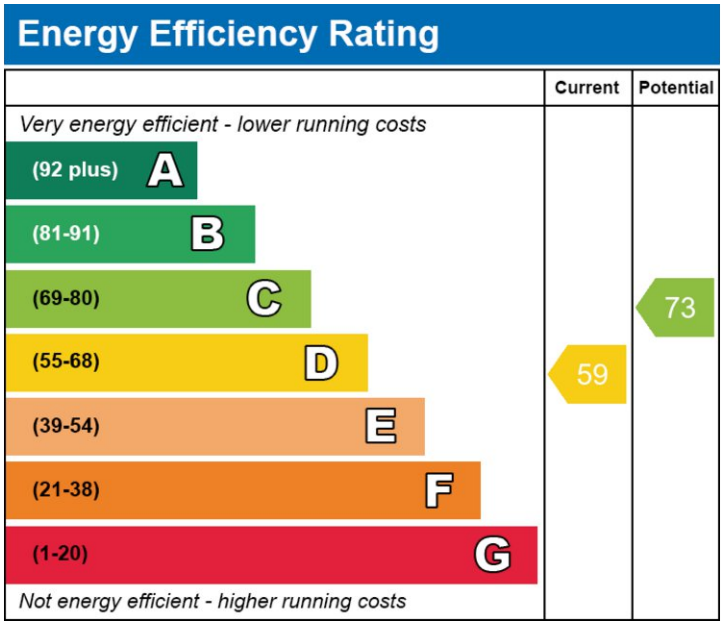








EPC



FLOORPLAN

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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