T. SAMUEL
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Woodland Street, Mountain Ash, Rhondda Cynon Taf, CF45 3RR. CF45 3RR

FOR SALE
£125,000







- **TWO BEDROOMS**
- **SOLD WITH NO CHAIN**
- **IDEAL FIRST TIME BUY**

2 1 1





Property Description

T Samuel Estate Agents are delighted to bring to the market this charming and well-presented two-bedroom, three-storey property, offering an ideal opportunity for first-time buyers looking to step onto the property ladder. With its welcoming interior, character features and enclosed rear garden, this lovely home is ready to move straight into, whilst offering scope to add your own personal touches.

Situated within walking distance of Mountain Ash town centre, the property benefits from easy access to local shops, supermarkets, a GP surgery and train station, with convenient links to Cardiff and surrounding areas via the A470.

Internally, the property comprises an entrance hallway, a welcoming lounge featuring a charming log burner, perfect for cosy evenings, and a practical kitchen on the lower-ground floor with direct access to the rear garden. To the first floor are two neatly presented bedrooms and a family bathroom benefiting from both a bathtub and separate shower cubicle.

Externally, the property boasts a fully enclosed, tiered rear garden with a mixture of lawned and low-maintenance areas, useful storage sheds and a wooden summer house. The garden also enjoys lovely views of the surrounding mountainside.

An ideal first-time buy, offering comfortable living accommodation, character and a convenient location. Early viewing is highly recommended!

ENTRANCE HALL

The property is entered via a white uPVC front door, welcoming you into a bright and neatly presented entrance hallway, setting the tone for this lovely, move-in-ready home. The hallway benefits from attractive laminate flooring, smooth emulsion walls and ceiling, complemented by decorative coving for a neat finish. A convenient cupboard houses the electric meter and fuse board, providing practical storage. Additional features include a radiator and power points. A staircase leads to the first-floor accommodation, whilst an internal door provides access to the lounge.



LOUNGE

6.57 m x 3.48 m

A beautifully presented and inviting lounge, offering a wonderful space to relax and unwind. The room benefits from smooth emulsion walls and ceiling, complemented by decorative coving and two attractive ceiling roses, adding a touch of character and charm. Stylish laminate flooring flows throughout, creating a modern yet homely feel.

The standout feature of this lovely living space is the log-burning stove, providing a charming focal point and the perfect setting for those cosy evenings at home.

Natural light floods the room through a uPVC window to the front and two further uPVC windows to the rear, which enjoy beautiful views of the surrounding area. Additional features include two radiators and conveniently positioned power points.

A staircase leads down to the lower-ground-floor accommodation, adding to the practical and versatile layout of this delightful home.





KITCHEN

4.39 m x 3.05 m

A practical and functional kitchen,



offering a good range of storage and worktop space, perfectly suitable for everyday use whilst providing the opportunity for a new owner to modernise and personalise to their own taste in the future.

The kitchen is fitted with a range of white wood-effect wall and base units, complemented by wooden work surfaces. Features include a white sink unit, built-in hob and plumbing for an automatic washing machine.

The room benefits from smooth emulsion walls and ceiling with decorative coving, along with laminate flooring, a radiator and conveniently positioned power points.

A uPVC window to the rear allows natural light into the room, whilst a matching uPVC door provides direct access to the outside.

A perfectly usable kitchen with everything needed for day-to-day living, offering the added potential to update and create a space to suit individual preferences over time.

LANDING

A neatly presented first-floor landing, continuing the welcoming feel of this lovely home. The space benefits from smooth emulsion walls and ceiling, complemented by decorative coving and an attractive ceiling rose, adding a touch of character.

Laminate flooring provides a practical and contemporary finish, whilst additional features include a radiator and conveniently positioned power points.

A useful built-in cupboard houses the combination boiler, keeping it neatly concealed, whilst access to the attic provides additional storage potential.

Internal doors lead to two bedrooms and the first-floor family bathroom, completing the layout of this level.

















UPSTAIRS BATHROOM

2.32 m x 1.88 m

A practical and functional family bathroom, comprising a bath, wash hand basin, W.C. and separate shower cubicle, providing everything needed for daily comfort and convenience.

The room features a smooth emulsion ceiling with decorative coving, complemented by a combination of emulsion-painted and half-tiled walls. Laminate flooring is laid underfoot, whilst a radiator provides additional warmth.

A frosted uPVC window to the front allows natural light into the room whilst maintaining privacy.

BEDROOM 1

3.11 m x 2.79 m

A lovely, neatly presented bedroom offering a comfortable and inviting space to relax and unwind. The room benefits from smooth emulsion walls and ceiling, complemented by decorative coving and an attractive ceiling rose, adding a subtle touch of character and charm.

Laminate flooring provides a modern and practical finish, whilst a radiator and conveniently positioned power points add to the everyday comfort and functionality of the room.

A uPVC window to the rear allows natural light to fill the space, creating a bright and welcoming atmosphere.

BEDROOM 2

3.21 m x 2.52 m

An inviting second bedroom, offering a comfortable and versatile space that could be utilised as a bedroom, guest room, nursery or home office, depending on individual requirements.

The room benefits from smooth

emulsion walls and ceiling, complemented by decorative coving and an attractive ceiling rose, adding a subtle touch of character. Laminate flooring provides a modern and practical finish, whilst a radiator and conveniently positioned power points offer everyday comfort and convenience.

A uPVC window to the front allows natural light to enter, creating a bright and welcoming atmosphere.

A lovely additional room that complements the accommodation of this charming home, making it an ideal choice for first-time buyers.

EXTERIOR

The property benefits from a lovely, fully enclosed rear garden, offering a combination of practical outdoor space and areas to relax and enjoy the surrounding scenery.

The garden features an area laid with decorative stone chippings, together with a useful timber-covered log store, providing convenient storage for logs for the lounge's charming log burner. A wooden storage shed offers additional space for garden tools and outdoor essentials.

A step leads down to a lawned section, with paving stones creating a pathway through the centre of the garden. This provides an ideal space for outdoor seating, enjoying the sunshine or simply relaxing in the fresh air.

To the lower section, a further area laid with decorative stones offers a low-maintenance finish and benefits from a wooden summer house/storage shed, providing a versatile space for hobbies, relaxation or additional storage.















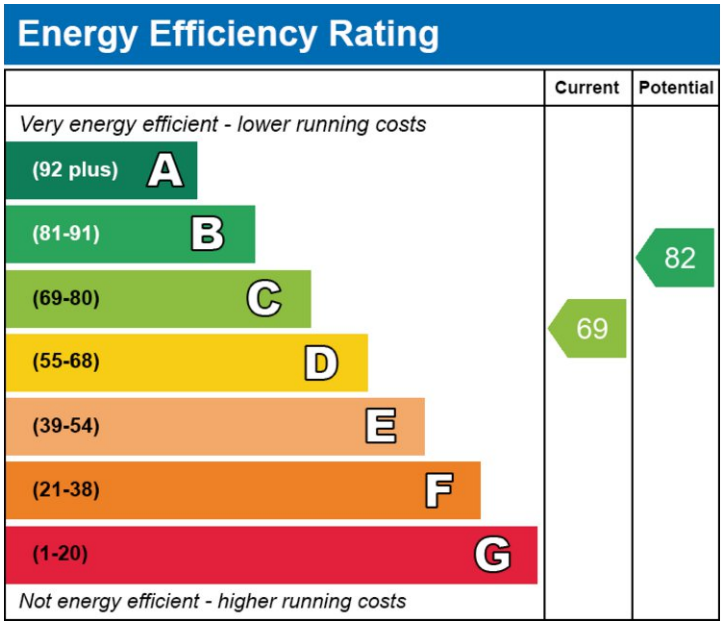









EPC



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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