



**Oakland Street, Mountain Ash.  
CF45 3AL**

**FOR SALE**  
**£130,000**



- **2 BEDROOM TERRACED**
- **UPSTAIRS BATHROOM**
- **SPACIOUS LOUNGE DINER**



**2**



**1**



**1**





## **Property Description**

T Samuel Estate bring to market this 2 bedroom forecourt front terraced property situated in Oakland Street, Mountain Ash.

It offers a range of thoughtfully designed spaces, both inside and out. The spacious lounge

diner boasts a stylish feature wall and a stunning fireplace with a travertine tiled inset and a cosy log burner, creating the perfect focal point.

The kitchen features light-colored wall and base units, complemented by a striking black worktop, spotlights, and durable ceramic tiled flooring. An integrated oven and 4-zone ceramic hob complete this modern space. The utility room offers convenience with plumbing for a washing machine, space for a dryer, and a sliding door that leads to the rear garden with panoramic views.

The bedrooms offers a clean, modern feel with smooth emulsion walls and ceilings, soft carpeting, and ample space for furniture. The second bedroom, currently used as a home office, is also generously sized, featuring a UPVC window, radiator, and plenty of power points for versatile use.

Outside, the tiered garden is a standout feature, with artificial grass on the top level and timber steps leading down to a decorative chipping area. Both levels provides ample space for garden furniture and a shed, all set against a backdrop of breathtaking mountain views. This home blends style, comfort, and practicality, making it a perfect choice for modern living.

Property Comprises:

Hallway, spacious lounge diner. Kitchen, Utility room and downstairs WC. First floor bathroom and 2 bedrooms. Front forecourt and rear garden.

On your doorstep is the recently built link road providing easy access to the A470 for commuters. Close to primary school, doctors surgery, train station.

### **Entrance hallway**

2.10 m x 0.94 m

Entrance to the property is via Upvc door. smooth emulsion ceiling and walls. Glass brick wall with door leading to spacious lounge diner.

---



### **Lounge Diner**

6.37 m x 4.55 m

This spacious lounge diner boasts a stylish feature wall adorned with elegant wallpaper, creating a striking focal point. The centerpiece of the room is the impressive fireplace, featuring a travertine tiled inset and a cosy log burner, perfect for adding warmth and charm to the space. Smooth emulsion ceiling. Carpets laid. Radiator. Power points. Upvc window to the front. Elegant timber staircase to first floor. Door leading to kitchen and utility room.

---



### **Kitchen**

3.68 m x 2.63 m

The kitchen features sleek, light-colored wall and base units, beautifully contrasted by a striking black worktop. A smooth emulsion ceiling with modern spotlights enhances the bright and open feel, while the ceramic tiled flooring adds durability and style. Attractive wall tiling. Upvc side window allows natural light to flood the space. The kitchen is also equipped with integrated appliances, including an oven and a 4-zone ceramic hob, offering both functionality and contemporary design.

---





### **Utility room**

2.73 m x 1.93 m

Utility room is equipped with plumbing for a washing machine and ample space for a dryer, offering practical convenience. A sliding door opens to the rear garden, providing stunning views and easy access. Power points for added functionality. Radiator.

---



### **WC**

1.05 m x 0.91 m

Convenient ground floor WC and wash hand basin.

---



### **Bathroom**

2.45 m x 1.89 m

A stylish white three piece bathroom suite, featuring an overhead rain shower, WC, and a washbasin elegantly integrated into practical vanity units for added storage. Smooth emulsion ceiling and bathroom panelling. Laminate flooring. uPVC window to the rear.

---



### **Landing**

2.49 m x 1.69 m

Spacious landing with smooth emulsion ceiling with coving. Smooth emulsion walls and carpets laid. Doors leading to both bedrooms and bathroom. Upvc window to the rear.

---



### **Bedroom 1**

3.76 m x 2.39 m

This double bedroom features smooth emulsion ceilings and walls, offering a clean and modern finish. Carpets laid. With ample space for bedroom furniture, this room provides both comfort and versatility. Radiator and power points.

---



### **Bedroom 2**

2.84 m x 2.12 m

The second bedroom offers space to easily accommodate bedroom furniture but is currently utilized as a home office. A Upvc window to the front allows natural light to fill the room. Radiator. Multiple power points provide convenience for versatile use. Smooth emulsion ceiling and walls.

---



### **Rear garden**

The tiered garden offers breathtaking views of the surrounding mountainside. The top tier features low-maintenance artificial grass, with timber steps leading down to the second level, which is beautifully finished with decorative chippings. This area provides ample space for garden furniture and a shed, perfect for enjoying outdoor living while taking in the stunning scenery.

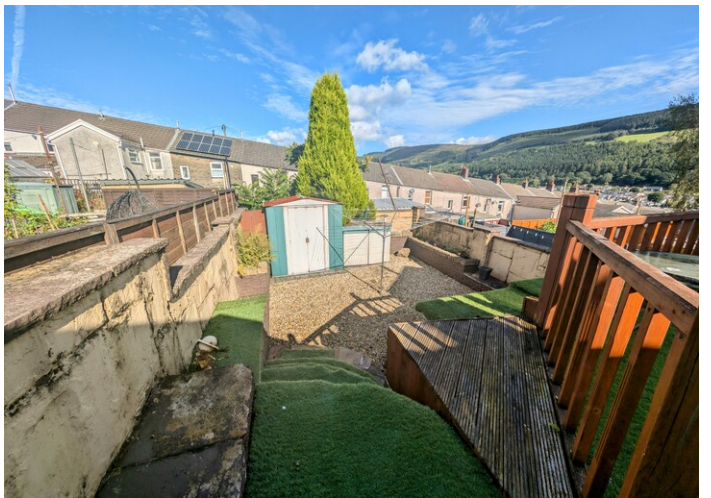
---









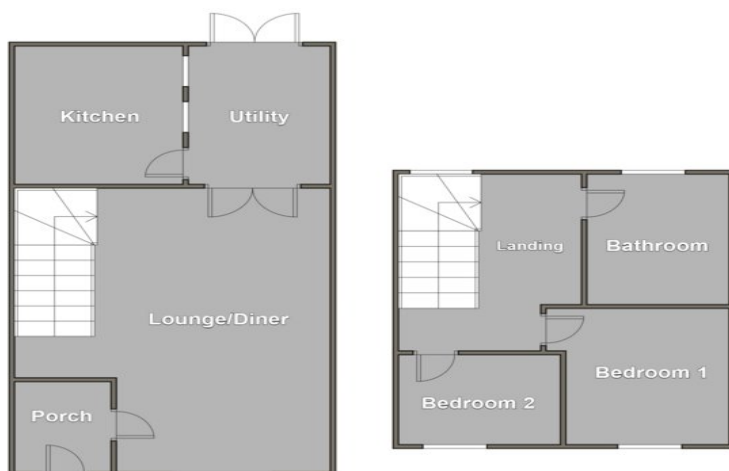




# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# 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

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.