



**Victoria Street, Mountain Ash.  
CF45 3AP**

**FOR SALE  
£110,000**



- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**
- **CLOSE TO TOWN CENTRE & AMENITIES**



**3**



**1**



**2**





## **Property Description**

Nestled on the outskirts of Mountain Ash town centre, this three-bedroom mid-terraced property offers a blend of convenience and potential.

Perfectly positioned, a local convenience shop and a nearby play and skate park are just a short stroll away.

The town centre, featuring an array of shops, a GP surgery, and a train station, is within walking distance, making commuting and daily errands effortless.

Families will appreciate the proximity to primary schools, ensuring all essentials are easily accessible.

The property includes versatile living spaces, modern features, and a low-maintenance rear garden, making it ideal for families, first-time buyers, or investors. This home offers an excellent opportunity to enjoy a balance of community living and easy access to local amenities.

The recently built link road provides easy access for commuters.



## **LOUNGE**

6.23 m x 4.20 m

Step through the white uPVC front door into a spacious lounge, a perfect mix of comfort and style. Featuring an artex ceiling with coving, emulsion-painted walls complemented by a dado rail, and durable laminate flooring. Three radiators ensure the room stays warm and inviting. A focal brick-effect fireplace houses an electric log-burning stove, offering both charm and practicality. Power points are conveniently placed throughout. Natural light flows through from a uPVC window overlooking the front of the property. Stairs to the first floor and louvered doors leading to the kitchen complete the layout.

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## **KITCHEN**

4.31 m x 2.57 m

The kitchen is both functional and charming, featuring wooden units paired with a green work surface and a matching breakfast bar—perfect for casual dining or food prep. It boasts a built-in oven and hob, complete with an extractor hood above, as well as a distinctive green sink. The space is plumbed for an automatic washing machine for added convenience. The emulsion-painted ceiling with coving complements the emulsion walls, which are stylishly tiled around the work surfaces. Tiled flooring completes the look, making the space easy to clean and maintain. A doorway leads to the versatile second reception/utility room, offering endless possibilities for use.

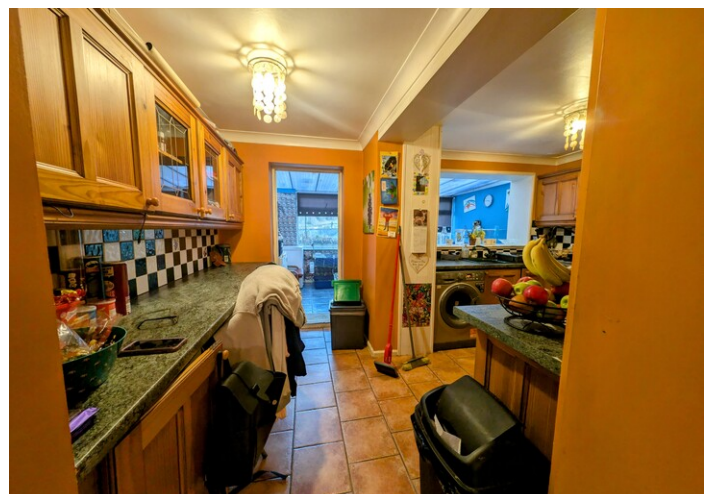
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## **MULTI FUNCTIONAL ROOM**

4.70 m x 2.77 m

This versatile space offers endless potential, featuring a Perspex ceiling that allows natural light to flood in. The emulsion-painted walls and tiled flooring make it practical and easy to maintain. uPVC French doors, flanked by windows on either side, open up to the rear, seamlessly connecting indoor and outdoor living spaces.





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## **LANDING**

Artex ceiling and wallpapered walls. Carpeted flooring adds warmth underfoot, while a convenient storage cupboard houses the combi boiler. From here, you have access to three bedrooms, the upstairs bathroom, and the attic via a loft hatch.

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## **UPSTAIRS BATHROOM**

2.92 m x 2.41 m

The upstairs bathroom is well-equipped with a suite comprising a bath, WC, and wash hand basin, as well as a separate shower cubicle for added convenience. The room features an artex ceiling and a combination of artex and tiled walls for a practical and stylish finish. Vinyl flooring ensures durability and easy maintenance. A radiator provides warmth, and a frosted glass uPVC window to the rear allows for natural light while maintaining privacy.

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## **BEDROOM 1**

2.96 m x 2.34 m

This spacious bedroom features an artex ceiling, a mix of emulsion and wallpapered walls, and durable laminate flooring. A radiator ensures warmth, and power points are conveniently positioned for modern living. This room leads to an additional space, perfect as a dressing room, nursery, home office, or for other multi-purpose use. The room benefits from a uPVC window overlooking the rear, providing ample natural light.

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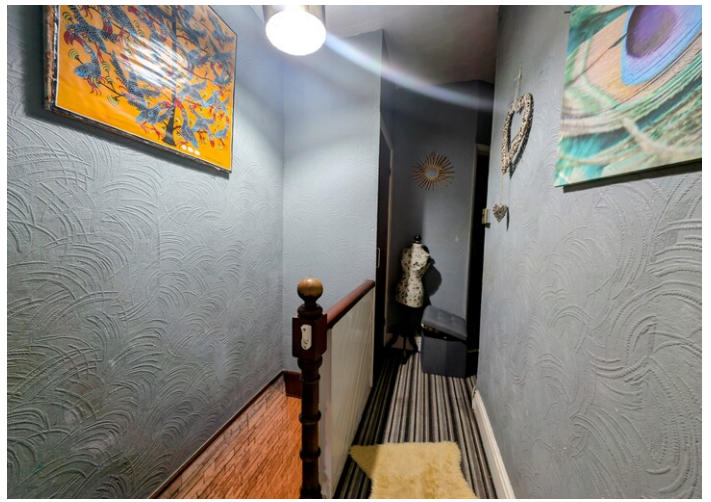


## **BEDROOM 2**

2.26 m x 2.24 m

Emulsion ceiling and wallpapered walls, complemented by laminate flooring for a modern touch. A radiator keeps the room warm, and power points are conveniently placed for everyday needs. The room benefits from a uPVC window to the front, inviting plenty of natural light. A door provides access to the third bedroom, adding versatility to the layout.

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## **BEDROOM 3**

2.70 m x 2.29 m

This cosy bedroom features emulsion-painted walls and ceiling, complemented by carpet flooring for a warm and inviting feel. Double mirrored sliding wardrobe doors offer both storage and a sense of added space. Power points are strategically placed for convenience, and a uPVC window to the front allows natural light to brighten the room.

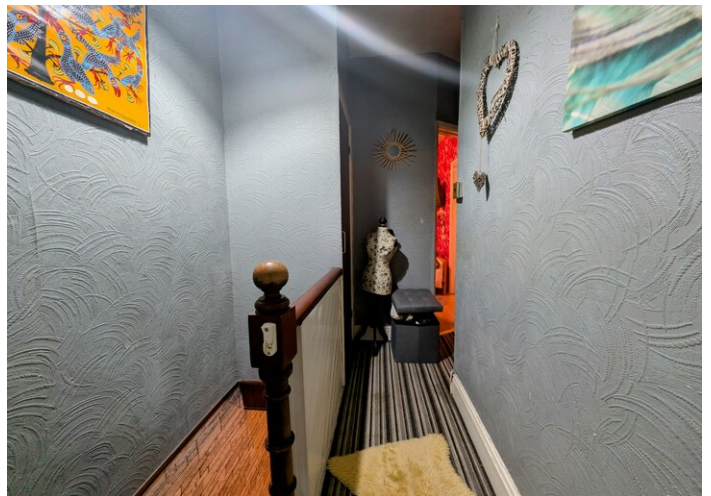
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## **EXTERIOR**

The property boasts an enclosed rear garden, designed for low-maintenance enjoyment with an artificial lawn. This outdoor space is ideal for relaxing, entertaining, or creating a family-friendly area.

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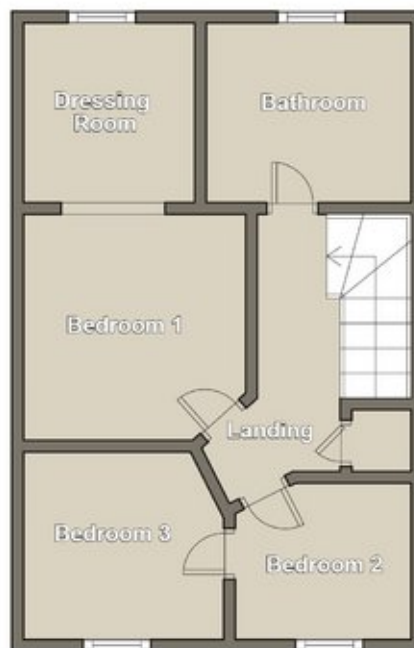
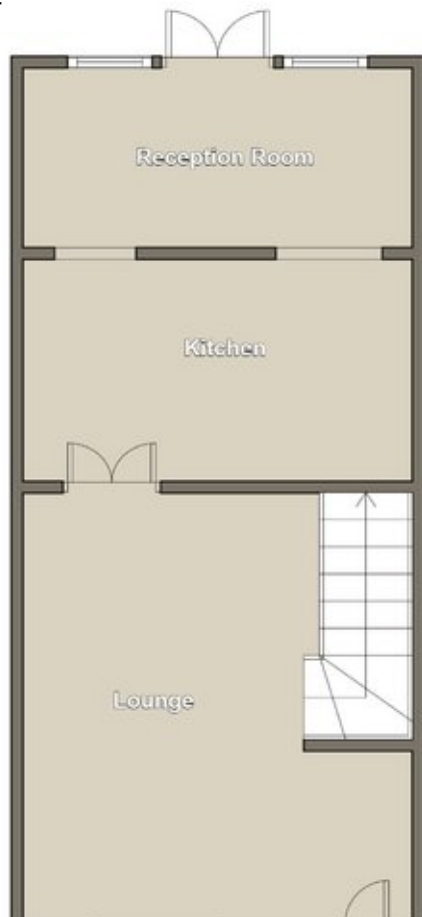




# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.

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