



**Cliff Street, Mountain Ash,
CF45 3LE.**

FOR SALE
£118,000



- **TWO BEDROOMS**
- **SOLD VACANT WITH NO CHAIN**
- **CONVENIENT LOCATION NEAR SHOPS,
SCHOOLS, AND TRANSPORT LINKS**



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Property Description

This charming mid-terraced property offers a comfortable and practical living space, perfect for first-time buyers, investors, or those looking to downsize. One of its standout features is the light oak uPVC windows and front door—a distinctive touch that adds character and warmth to the home's exterior.

Sold with vacant possession and no onward chain, the property presents a hassle-free purchase opportunity. There's a convenient local shop just at the end of the road, while Mountain Ash town centre is within easy walking distance, offering a wider range of shops, a GP surgery, and a train station for excellent commuter links.

Families will appreciate the proximity to local primary and comprehensive schools, as well as nearby parks and scenic walking routes, providing plenty of options for outdoor activities.

Inside, the home offers well-proportioned rooms, including a bright lounge with dual-aspect windows, a modern kitchen with ample storage and integrated appliances, and a practical downstairs wet room. Upstairs, two comfortable bedrooms and useful storage spaces complete the accommodation.

The low-maintenance rear garden, laid mainly to artificial lawn, is a sunny and inviting space with rear lane access and plenty of room for entertaining or additional storage.

ENTRANCE HALL

Enter the home through a light oak uPVC front door into a welcoming hallway featuring an artex ceiling and wallpapered walls. The laminate flooring adds a practical and modern touch. A convenient cupboard houses the electric meter and fuse board. Stairs lead to the upper floor, and an oak, half-glazed internal door provides access to the lounge, allowing light to flow between spaces.



LOUNGE

6.24 m x 3.74 m

A spacious and bright dual-aspect lounge with windows to both the front and rear, allowing plenty of natural light throughout the day. The focal point of the room is a wooden fire surround housing a contemporary pebble-effect electric fire, perfect for cosy evenings. The décor features emulsion-finished walls and ceiling, with one wallpapered feature wall adding character. Laminate flooring runs underfoot, with two radiators providing warmth and multiple power points for convenience. There's also useful under-stairs storage, and an oak, half-glazed door leads through to the kitchen.



KITCHEN

2.89 m x 2.80 m

A well-appointed kitchen featuring ample cream gloss wall and base units, paired with stylish wooden work surfaces. Includes a stainless steel sink unit, built-in oven, hob with extractor hood above, and plumbing for an automatic washing machine. The décor is clean and neutral with emulsion walls and ceiling, finished with easy-care vinyl flooring. A radiator and multiple power points add practicality. An oak internal door leads to the downstairs wet room, while a uPVC glazed door with matching side window provides access to the rear garden and allows natural light to fill the space.



DOWNSTAIRS WET ROOM

1.92 m x 1.90 m

Stylish and practical, the downstairs wet room features modern wall panelling and an emulsion-finished ceiling. It's fitted with a wall-mounted shower behind bi-fold half-height doors, ideal for easy access. A contemporary wash hand basin with built-in vanity unit and a low-level WC offer a sleek and functional setup. The room also includes a modern vertical radiator, non-slip flooring for safety, and a frosted uPVC window to the rear, providing natural light while maintaining privacy.



LANDING

The landing area features an artex ceiling, wallpapered walls, and carpeted flooring, offering a cosy transition between rooms. There are power points for convenience, and access to the attic is available via the ceiling hatch. Doors lead to two well-proportioned bedrooms.



BEDROOM 1

3.17 m x 2.68 m

A comfortable double bedroom featuring an artex ceiling, wallpapered walls, and soft carpet flooring. The room benefits from a radiator, multiple power points, and a built-in storage cupboard. A uPVC window to the front aspect allows for plenty of natural light.



BEDROOM 2

3.75 m x 3.11 m

An L-shaped room, with measurements taken at the widest points. Finished with an artex ceiling, emulsion-painted walls, and carpeted flooring for comfort. The room includes a radiator, power points, and a built-in cupboard housing the combi boiler. A uPVC window overlooks the rear of the property, bringing in natural light.



EXTERIOR

The property benefits from a low-maintenance garden featuring an artificial lawn — an ideal spot to enjoy morning coffee and bask in warm natural sunlight. Rear lane access adds convenience, while the generous outdoor space provides plenty of room for entertaining and potential for storage sheds.





EPC

FLOORPLAN



Misdescriptions Act 1991

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