

13 Albert Street, Mountain Ash, CF45 3BA

£79,995

INVESTMENT property being sold with TENANT IN SITU, situated in the Mountain Ash area. Pennaf Premier are pleased to offer for sale this three bedroom terraced property. The property briefly comprises of two reception rooms, kitchen, utility and bathroom to the ground floor with three bedrooms to the first floor. The property also benefits from a rear garden and outbuildings. To arrange a viewing or for more information please contact a member of our team on 01639 760033.

GROUND FLOOR

Hallway

Entrance via PVC front door into hallway. Carpet to the flooring, papered walls, dado rail, radiator, stairs leading to the first floor. Access to the reception rooms.

Reception Room

12'4" x 8'10" (3.777 x 2.712)

Carpet to the floor, papered walls, dado rail, picture rail, radiator, central light, uPVC window to the front of the property.



Reception Room

11'10" x 11'5" (3.623 x 3.492)

Carpet to the flooring, papered walls, radiator, uPVC window to the rear of the property, access to the kitchen.



Kitchen

10'2" x 10'1" (3.101 x 3.096)

Vinyl to the flooring, papered walls, central light, uPVC window overlooking to the utility room. Fitted wall and base units with worktops. Space for dishwasher, sink with taps, understair storage, space for cooker. Access to the utility room and bathroom.

Utility Room - Lean to

6'0" x 13'10" (1.844 x 4.219)

Access via door from the kitchen into lean to utility room. Emulsion and tile walls, laminate worktop, space and plumbing for washing machine. Access to the rear garden.



Bathroom

8'10" x 9'9" widest point (2.703 x 2.979 widest point)

Panel bath, w.c., pedestal sink, rear facing window, respatex and emulsion walls.



FIRST FLOOR

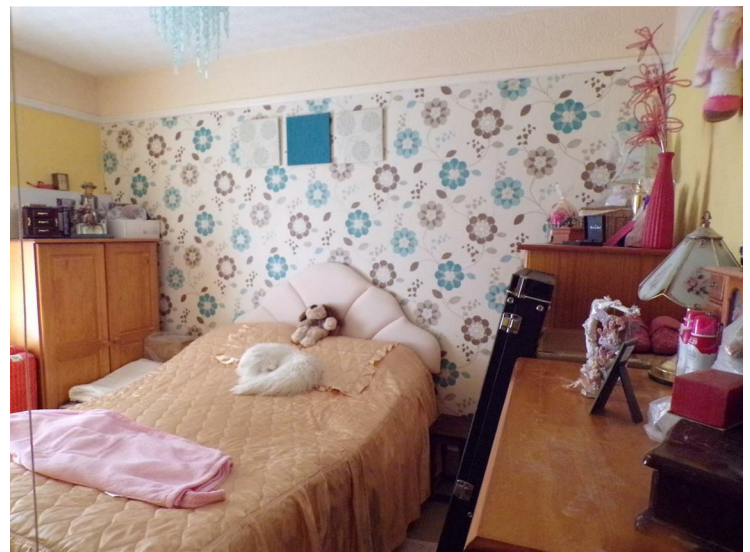
Landing

Carpet to the flooring, papered and emulsion walls, uPVC window to the rear of the property, central light.

Bedroom

7'9" x 11'2" (2.367 x 3.409)

Carpet to the floor, papered and emulsion walls, uPVC window to the front of the property, radiator, central light.



Bedroom

9'4" 9'7" (2.850 2.945)

Carpet to the floor, papered walls, boiler, rear facing window.

Bedroom

8'0" x 8'1" (2.456 x 2.485)

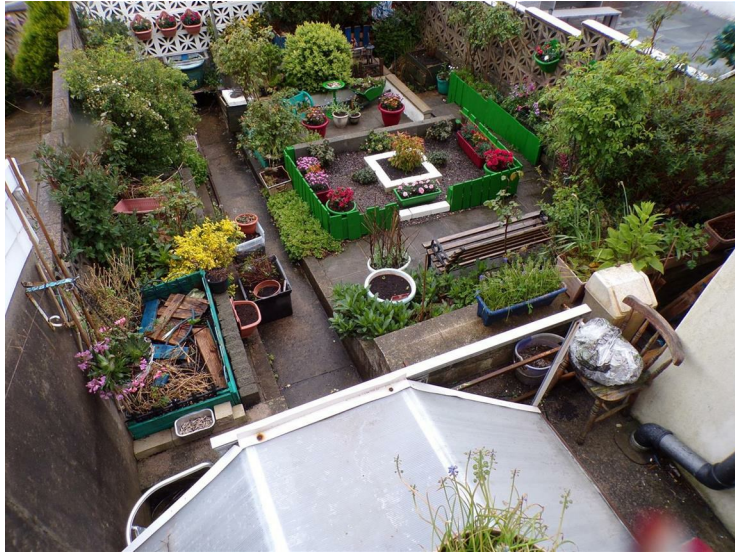
Carpet to the floor, papered emulsion walls, radiator, central light, uPVC window to the front of the property, loft access.

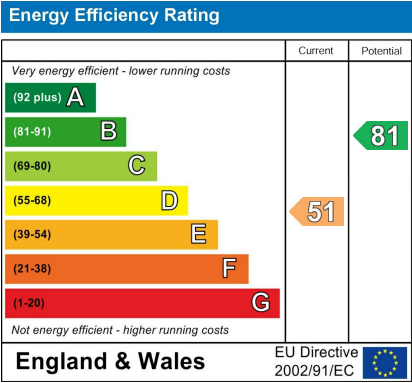
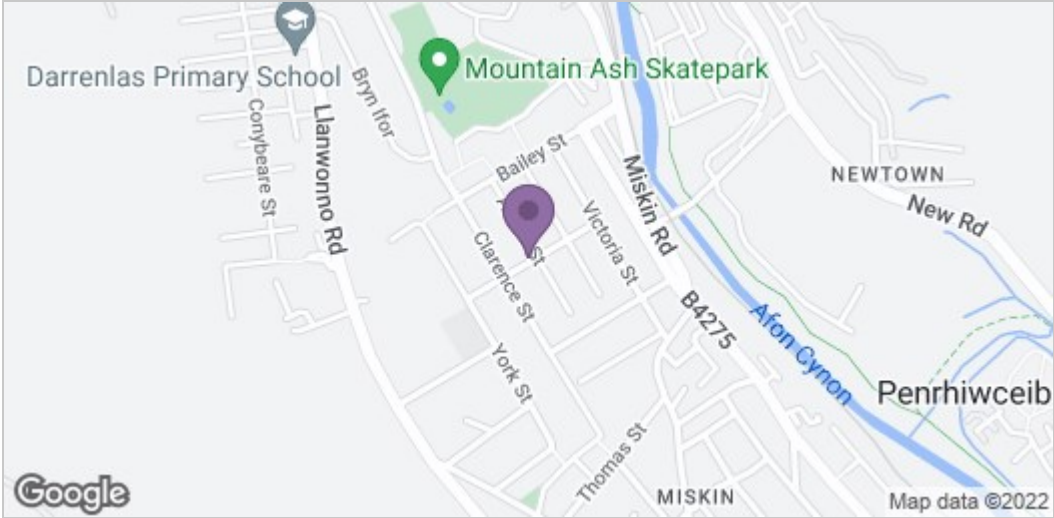


OUTSIDE

Rear Garden

Fully enclosed rear garden accessed via steps from the utility room. Large outbuilding with storage underneath the property.





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