

FOR SALE

£99,950 to £109,950 £99,950 Freehold



## 5 Mount Pleasant Place, Mountain Ash, Mountain Ash. CF45 3DA

- \*\*\* NO CHAIN \*\*\*
- \*\*\* PRICED TO SELL QUICKLY \*\*\*
- 2-BED TERRACED PROPERTY
- MODERNISED THROUGHOUT
- MOUNTAINSIDE VIEWS
- RE-FITTED KITCHEN & BATHROOM
- uPVC D/G WINDOWS
- ELECTRIC TEMPEST HEAT PUMP (NO GAS)
- SOLAR PANELS (OWNED)
- TENURE: FREEHOLD.





## PROPERTY DESCRIPTION

\*\*\* Guide Price: £99,950 to £109,950 \*\*\* NO CHAIN \*\*\* PRICED TO SELL QUICKLY - 2-BED TERRACED PROPERTY - MODERNISED BY VENDOR - RE-FITTED KITCHEN & BATHROOM - OPEN-PLAN MODERN LIVING - MOUNTAINSIDE VIEWS - CLOSE TO SHOPS & AMENITIES - EXCELLENT TRANSPORT LINKS - NEAR TO MOUNTAIN ASH TRAIN STATION (WITHIN HALF OF A MILE 0.5mi) - uPVC D/G WINDOWS - CENTRAL HEATING & HOT WATER POWERED BY A MODERN TEMPEST HEAT PUMP - SOLARE PANELS - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this 2-Bedroom Terraced Property, comprising in brief; Enter via a uPVC Obscured D/g Door, Open-Plan Living Room & Kitchen, Rear Lobby, Utility Room, Staircase to the 1st Floor Landing, hatch to Loft, Bedroom 1, Bedroom 2 & a Family Bathroom Suite. The Rear Garden is Enclosed and achieves Mountainside Views. There are Parking Spaces Available at the Top of the Hill, very near to the Property. The Property Further Benefits from uPVC Double Glazing Windows, Central Heating Powered by a Tempest Electric Heat Pump and Solar Panels, Helping to Reduce the Household Running Costs. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link > <https://tour.giraffe360.com/mountpleasantplace5apEPC> Rating = C Assessment...Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. The property offers easy access to a number of local amenities, schools, parks and excellent transport links. Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





## ROOM DESCRIPTIONS

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### **OPEN-PLAN Living Room & Re-Fitted Kitchen**

Living Area:- Enter via an Obscured D/g Door, Quality Laminate Flooring, uPVC D/g Window to Front, Double Panel Radiator, Wall Mounted Electricity Meter, RCD Consumer Unit, & Solar Panel Isolation Switch. Plastered Walls & Ceiling. Kitchen Area:- Re-Fitted Kitchen, Matching Wall & Base Units with Marble Work Surfaces Over, Inset Stainless Steel Sink with Mixer Tap Over, Double Panel Radiator, Wall Mounted Electric Extractor Fan, Understair Storage Area, uPVC D/g Window to Rear, uPVC D/g Door to Rear Lobby with uPVC D/g Window Above. Staircase to the 1st Floor Landing. Plastered Walls & Ceiling.

### **Rear Lobby**

Access to the Utility Room, uPVC Half-Glazed D/g Door to Rear Garden.

### **Utility Room**

Plumbed for Washing Machine, uPVC D/g Window to Rear, PowerPoints, Tempest Heat Pump Cylinder, Double Panel Radiator.

### **1st Floor Landing**

Quality Fitted Carpet to Staircase and Landing, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2 & the Bathroom Suite.

### **Bedroom 1**

Quality Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls & Ceiling.

### **Bedroom 2**

Quality Fitted Carpet, uPVC Obscured D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

### **Bathroom - 3-Piece White Matching Re-Fitted Suite**

Vinyl Flooring, Panel Bath with Mixer Tap & Attached Mixer Shower, Glass Shower Screen, Wash Hand Basin with Chrome Mixer Tap Over & Vanity Cupboard, Close-Coupled W.c, Panelled Walls, Ceiling Mounted Extractor Fan.

### **Rear Garden - Enclosed with Mountainside Side Views.**

Laid Lawn, Concrete Pathway, Brick-Built Outbuilding for Storage.



MATERIAL INFORMATION

Council Tax: Band A  
N/A  
Parking Types: None.  
Heating Sources: Central.  
Electricity Supply: Mains Supply.  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTP.  
Accessibility Types: None.

Mobile Signal  
4G great data and voice

Construction Type  
Floor: Solid, no insulation (assumed)

Roof: Pitched, no insulation (assumed)

Walls: Granite or whinstone, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining  
It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (80)  
Has the property been flooded in last 5 years? No  
Flooding Sources:  
Any flood defences at the property? No  
Any risk of coastal erosion? No  
Is the property listed? No  
Are there any restrictions associated with the property?  
No  
Any easements, servitudes, or wayleaves? No  
The existence of any public or private right of way? No





