



**Walsh Street, Matthewstown,  
Mountain Ash, CF45 4YS.**

**FOR SALE**  
**£75,000**



- **THREE BEDROOMS**
- **REQUIRES UPDATING**
- **SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN**



**3**



**1**



**1**





## **Property Description**

A three-bedroom mid-terraced property located in the village of Matthewstown, within walking distance of a local convenience store, primary school, and play park. The nearby village of Abercynon is just a short drive or bus ride away and offers further amenities including shops, a GP surgery, and a train station with links to Cardiff and beyond.

The property offers a traditional layout with an entrance hall, front-facing lounge, kitchen, and a ground floor bathroom. Upstairs are three bedrooms, including two doubles and a single. While the property would benefit from updating throughout, it presents a great opportunity for buyers looking to modernise to their own taste.

To the rear, there is an enclosed garden with a patio pathway and artificial lawn areas.

Offered at a fixed price and sold with vacant possession and no onward chain, this property would make an ideal first home, family property, or investment.

### **ENTRANCE HALL**

1.60 m x 0.90 m

Entered via a white uPVC front door, the hallway features tiled flooring and wallpapered walls and ceiling. Includes a radiator and power points. Door provides access to the lounge.

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### **LOUNGE**

6.30 m x 3.40 m

Spacious reception room with an artex ceiling, a mix of emulsion-painted and wallpapered walls, and laminate flooring. Fitted with a radiator and power points. Stairs lead to the first floor. Access to the kitchen and a uPVC window overlooks the front of the property.

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### **KITCHEN**

3.50 m x 3.20 m

Fitted with a range of wooden base and wall units, work surfaces, a built-in oven and hob, and a stainless steel sink unit. Plumbed for an automatic washing machine. Finished with emulsion walls and ceiling, and tiled flooring. Includes a radiator and power points. uPVC window and door provide access to the rear exterior. Door leading to the downstairs bathroom.

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### **DOWNSTAIRS BATHROOM**

3.40 m x 1.50 m

Fitted with a three-piece suite comprising a bath with mixer shower taps, WC, and wash hand basin. Features panelled walls, an emulsion ceiling, and tiled flooring. Includes a radiator and a rear-facing uPVC window.

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### **BEDROOM 1**

3.10 m x 2.30 m

Front-facing double bedroom with an emulsion ceiling, wallpapered walls, and carpet flooring. Includes a radiator, power points, and a uPVC window to the front.



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## **BEDROOM 2**

3.60 m x 3.00 m

Rear-facing bedroom with an emulsion ceiling, wallpapered walls, and carpet flooring. Includes a radiator, power points, and a uPVC window to the rear.

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## **BEDROOM 3**

2.20 m x 2.10 m

Third bedroom with an emulsion ceiling, wallpapered walls, and carpet flooring. Features a radiator, power points, and a uPVC window to the front.

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## **EXTERIOR**

To the rear, steps lead down to an enclosed garden featuring a patio slab pathway with artificial lawn areas on either side.

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## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 B
69-80	<b>C</b>	72 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### 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

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