



**Aberdare Road, Mountain Ash.
CF45 3PT**

**FOR SALE
£125,000**



- **THREE BEDROOMS**
- **END OF TERRACE**
- **TOWN CENTRE LOCATION**



3



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Property Description

T Samuel Estate Agents bring to market this charming three bedroom end of terrace property, featuring a striking original stone front, it is situated on Aberdare Road in Mountain Ash.

The property has been totally renovated in recent years and the ground floor boasts an inviting entrance hall leading to a spacious open plan kitchen, complete with a sleek granite topped island. A bright living room sits at the front of the home, while a rear hallway provides access to a convenient utility area and a stylish modern bathroom. Upstairs, three well proportioned bedrooms offer comfortable living space. The property has been tastefully decorated throughout and is light and modern.

Aberdare Road gives easy access to the A470 and commuting to Cardiff and beyond is a breeze. Public transport links are good and the train station can be easily accessed on foot.

Close to local shops and health centre. Lovely river walks are close by.

Ideal home for first time buyers or the perfect family home.

Entrance hall

The property is accessed through a UPVC front door, leading into an inviting hallway with smooth emulsion walls and ceiling. The space is bright, modern, and airy, with fitted carpets for added comfort. The hallway flows seamlessly into the kitchen, creating a sense of openness and continuity. Radiator.

Kitchen

This stunning high gloss white kitchen features ample wall and base units, beautifully complemented by sleek granite worktops. The focal point of the space is a stylish island with a granite top, offering both seating and additional storage. Designed for practicality, the kitchen includes space for an upright fridge freezer, an integrated fan oven, and a four-zone burner. A stainless steel sink unit overlooks the garden through a UPVC window, bringing in natural light. The floor is finished with durable laminate flooring, while the open layout seamlessly connects to the staircase leading to the first floor, as well as doors to the living room and utility area.

Living room

A generously sized living room with a smooth emulsion ceiling and walls, in keeping with the home's recent modernisation. Soft carpets enhance comfort, while a UPVC window at the front allows natural light to fill the space. The room also features a radiator and multiple power points for convenience. A perfect setting for family gatherings, offering both space and a cosy atmosphere.



Bathroom

The bathroom is elegantly designed, featuring stunning floor-to-ceiling feature tiling that adds a touch of luxury. It is fitted with a stylish L-shaped bathtub with an overhead shower, a modern wash hand basin, and a WC. A uPVC window to the rear allows natural light to brighten the space, enhancing its fresh and contemporary feel. Chrome fitted heated towel rail.



Bedroom 1

3.58 m x 2.84 m

This spacious double bedroom offers a bright and airy feel, featuring smooth emulsion ceilings and walls for a fresh, modern finish. A large uPVC window to the front allows natural light to fill the room, while soft carpeting adds warmth and comfort underfoot. The space is complete with a radiator for year round comfort and multiple power points for convenience.



Bedroom 2

2.87 m x 2.83 m

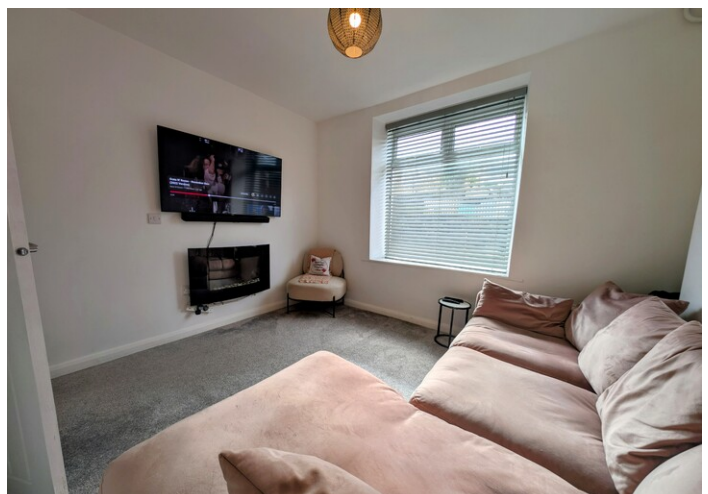
Another double bedroom with smooth emulsion ceiling and walls. upvc window to the rear with amazing views over the local mountainside. Carpets laid. Radiator. Power points.



Bedroom 3

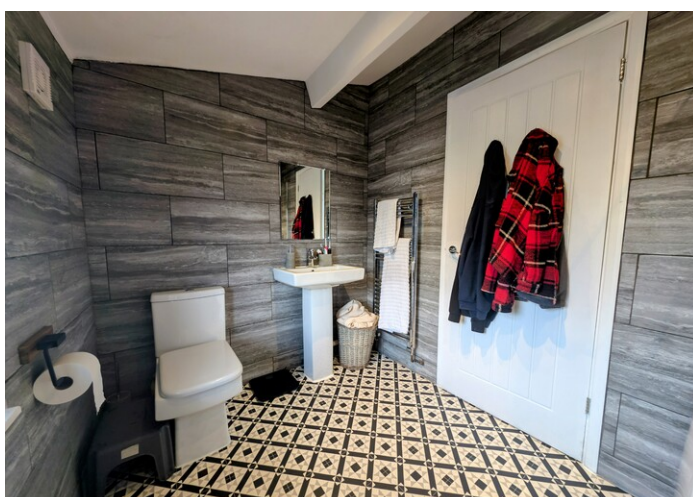
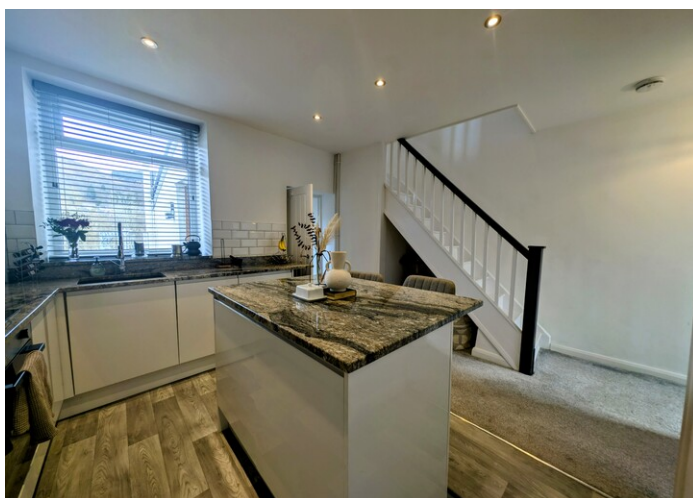
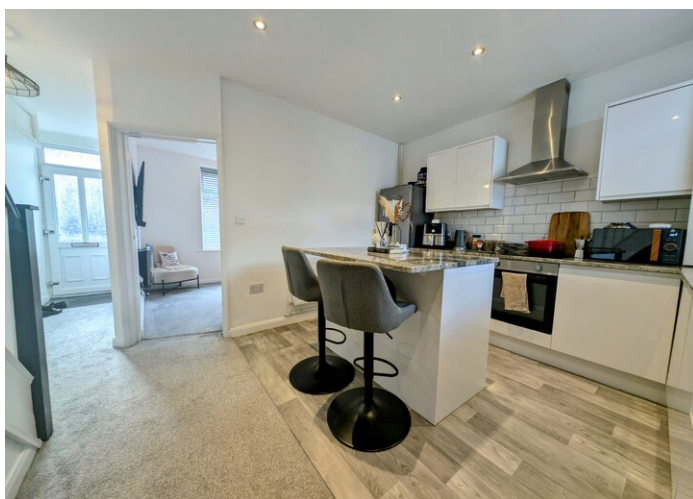
2.64 m x 2.64 m

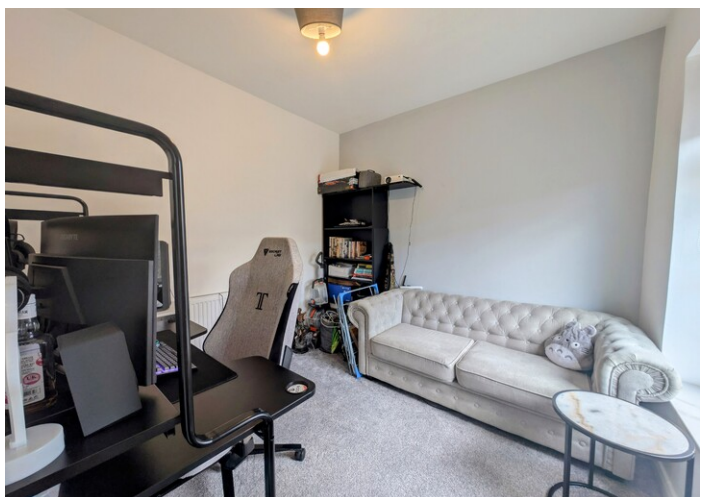
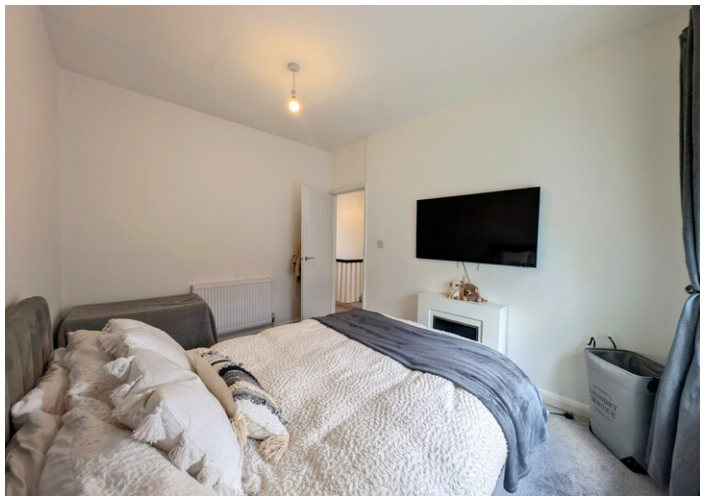
Single bedroom with smooth emulsion ceiling and walls. Radiator. Power points. Carpets laid. Currently used as a dressing room.

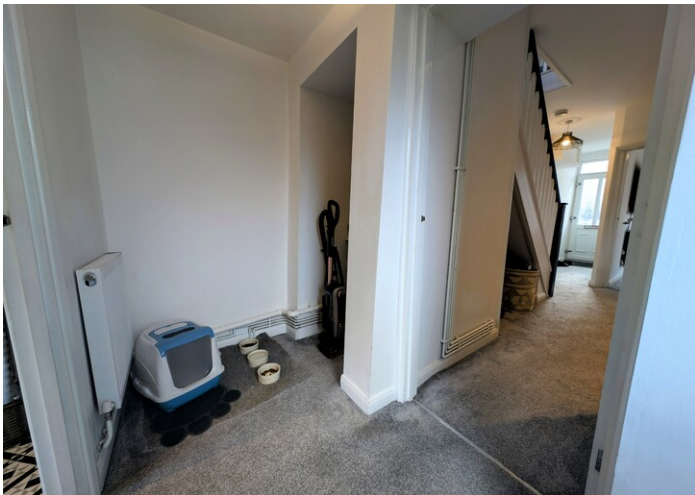
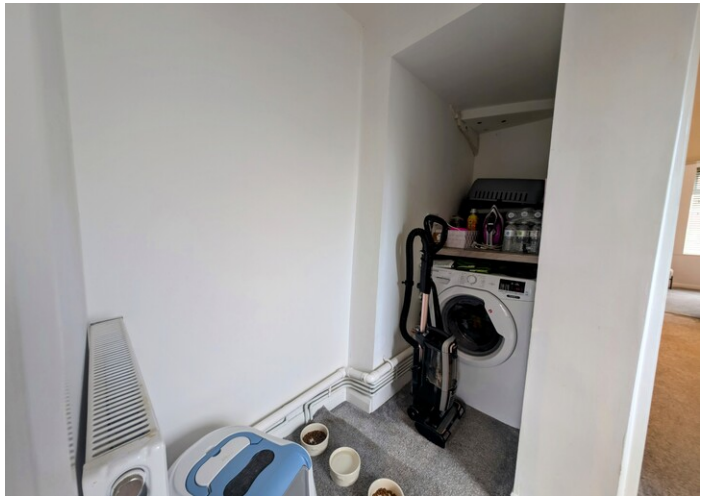


Rear garden

The rear garden can be accessed either from the side of the property or through the uPVC back door. This charming tiered outdoor space features steps leading down to a spacious decking area, offering stunning views of the surrounding mountainside. At the bottom of the steps, there is access to the basement, providing additional storage or potential use. The garden is a versatile space, perfect for relaxing, entertaining, or outdoor dining. It also benefits from a convenient WC, ideal for when hosting barbecues or enjoying time outside.









EPC

FLOORPLAN

Misdescriptions Act 1991

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Data Protection Act 1998

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