



**Ffordd Y Glowyr, Mountain
Ash. CF45 4FD**

FOR SALE
£319,500



- **4 BEDROOM DETACHED**
- **MASTER BEDROOM WITH ENSUITE**
- **DETACHED GARAGE AND OFF ROAD PARKING**



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Property Description

T Samuel Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached family home, situated on the highly sought-after Persimmon Homes development, Ffordd Y Glowr, Mountain Ash.

Perfectly positioned just across from the open green and offering easy access to the scenic Taff Trail, this home provides the ideal balance of modern family living and outdoor lifestyle.

Upon entering through the stylish composite front door, you are welcomed into a bright and inviting hallway with doors leading to both reception rooms and the kitchen. A dog-legged staircase rises to the first floor.

The property boasts two generously sized reception rooms – one currently used as a comfortable living room and the other as a formal dining room, perfect for entertaining. The spacious kitchen/breakfast room is well-designed, with a designated dining area and direct access to the utility room and a convenient ground floor WC. From the breakfast area, patio doors open into a light and airy conservatory, enjoying pleasant views of the rear garden.

Upstairs, the first floor offers four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from both front and rear gardens, providing ample outdoor space for the whole family to enjoy. To the side sits a detached garage with driveway, offering off-road parking for up to two vehicles.

This home is beautifully presented throughout with smooth ceilings and fresh décor, making it ready to move straight into. Its desirable location, spacious layout, and modern features make it an excellent choice for growing families.

Ffordd y Glowyr is one of the more recent residential developments in Mountain Ash, built by Persimmon Homes just seven years ago. The town centre is within easy walking distance and offers a great mix of national and independent retailers, along with a health centre and both primary and secondary schools.

The train station is just a short stroll away and forms part of the new Metro system, providing excellent links to Cardiff and beyond. For those travelling by car, the A470

is only a few minutes' drive, offering direct access southbound to Cardiff and northbound to the Heads of the Valleys new link road.

All of this makes Ffordd y Glowyr an ideal location for families and commuters alike. Early viewings are highly recommended with T Samuel Estate Agents, as homes in this popular location attract strong interest.

Hallway

The property is finished to a high standard with smooth emulsion ceilings and walls, creating a clean and modern feel throughout. The hallway is light and airy, with doors providing access to both reception rooms as well as the kitchen. A central staircase leads to the first floor, adding character and flow to the layout. The space is further complemented by a fitted radiator, while quality carpets have been laid to enhance both comfort and style.



Living room

4.00 m x 3.20 m

The living room is a welcoming family space, finished with smooth emulsion ceilings and walls that create a bright and airy atmosphere. A UPVC window to the front allows plenty of natural light to fill the room. The space is enhanced by quality carpets underfoot, a feature fireplace, a radiator, and convenient power points, making it both comfortable and practical for everyday family living.



Dining Room

3.20 m x 2.90 m

The dining room is a bright and versatile space, featuring smooth emulsion ceilings and walls. A UPVC window to the front floods the room with natural light, while a radiator and conveniently placed power points add to its practicality. Carpets have been laid for comfort, and the room offers ample space to accommodate all your dining furniture, making it perfect for family meals and entertaining.



Kitchen/Breakfast room

6.20 m x 2.90 m

The property features a modern, fully fitted kitchen finished in cream gloss, offering a contemporary and stylish feel. There is an abundance of base and wall units, providing excellent storage options, complemented by attractive worktops. Integrated appliances include a fridge freezer, a fan oven, and a four-zone hob, while a stainless steel sink and drainer with a sleek modern tap add both functionality and style. There is also space for an under-counter dishwasher.

The kitchen includes a designated area for a dining table and chairs, making it perfect for casual family meals. Laminate flooring flows throughout for easy maintenance, while radiators and well-positioned power points ensure comfort and practicality. Doors lead both to the light and airy conservatory, providing garden views, and through to the utility room for added convenience.



Utility room

1.80 m x 1.50 m

The utility room is conveniently located off the kitchen, providing a practical space for everyday household tasks. It offers under-counter space for both a washing machine and tumble dryer, along with additional storage beneath the sink. Finished with laminate flooring and smooth emulsion ceilings and walls, the room is bright and easy to maintain. A door leads directly to the WC, while another provides access to the rear garden, making it both functional and versatile.

WC

Convenient WC and wash hand basin. Smooth emulsion ceiling and walls. Radiator. upvc window to the side.

Conservatory

3.10 m x 2.90 m

The conservatory is a fantastic addition to the home, flooding the space with natural light thanks to floor-to-ceiling UPVC windows and a glass roof. Tiled flooring adds a practical and stylish touch, while doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living. This bright and airy space is perfect for relaxing, dining, or enjoying the garden views all year round.



Master bedroom suite

3.40 m x 3.30 m

The master bedroom is positioned at the rear of the property and enjoys pleasant views over the garden through a UPVC window. Finished with smooth emulsion ceilings and walls and carpeted flooring, the room offers a bright and comfortable atmosphere. A radiator and conveniently placed power points add to the room's practicality. There is ample space to accommodate a range of bedroom furniture, and a door provides direct access to the en-suite shower room, creating a private and functional retreat.



En suite shower

1.80 m x 1.10 m

The shower room is neat and functional, featuring a freestanding shower, wash hand basin, and WC. A UPVC window to the rear allows natural light to fill the space, while smooth emulsion ceilings and walls are enhanced with tasteful feature tiling. A radiator provides warmth, creating a practical and comfortable space.



Bedroom 2

3.40 m x 2.50 m

Bedroom two is a generous double room, located at the front of the property with a UPVC window overlooking the green, offering a pleasant and peaceful outlook. The room features smooth emulsion ceilings and walls, with carpets laid for comfort. A radiator and conveniently placed power points add to its practicality, while the spacious layout provides ample room for all your bedroom furniture, making it ideal as a second double or guest bedroom.

Bedroom 3

3.00 m x 2.70 m

Bedroom three is another well-proportioned double, making it ideal as a guest room or additional family bedroom. It features smooth emulsion ceilings and walls, with carpets laid for added comfort. A UPVC window overlooks the green, allowing natural light to fill the room. The space is complete with a radiator and conveniently placed power points, offering both practicality and versatility.

Bedroom 4

2.50 m x 2.30 m

Bedroom four is a versatile room, perfectly suited for use as a home office, nursery, or child's bedroom. It features a UPVC window to the rear, allowing natural light to fill the space. The room is finished with carpets underfoot, a radiator, and conveniently placed power points, providing a practical and flexible area to suit your needs.

Family bathroom

2.50 m x 1.90 m

The family bathroom is conveniently located on the first floor and offers a modern and practical space for the household. It features a bathtub with an overhead shower, a wash hand basin, and a WC. The room is finished with smooth emulsion ceilings and walls, enhanced by tasteful feature tiling, and has laminate flooring for easy maintenance. A radiator provides warmth, while a UPVC window to the rear allows natural light to brighten the space.

Outside space

The rear garden enjoys a sunny aspect and offers a fantastic outdoor space for both relaxation and play. A beautifully laid patio provides ample room for garden furniture, ideal for dining or entertaining. The predominantly flat, grassy lawn is perfect for children to play or for kicking a ball, while close-boarded fencing surrounds the boundary, offering privacy and security. There is additional garden space to the side, with a gate providing convenient access to the driveway and detached garage.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



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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