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Llanwonno Road, Mountain Ash
CF45 3NB

FOR SALE
£139,950



- **3 BEDROOMS**
- **SEMI DETACHED**
- **DETACHED GARAGE**



3



1



1



Property Description

ENTRANCE PORCH

1.10 m x 0.90 m

Entrance via a white uPVC door. Emulsion ceiling. Emulsion and part tiled walls. Tiled floor. uPVC full glass door leading to hallway.



HALLWAY

5.90 m x 1.70 m

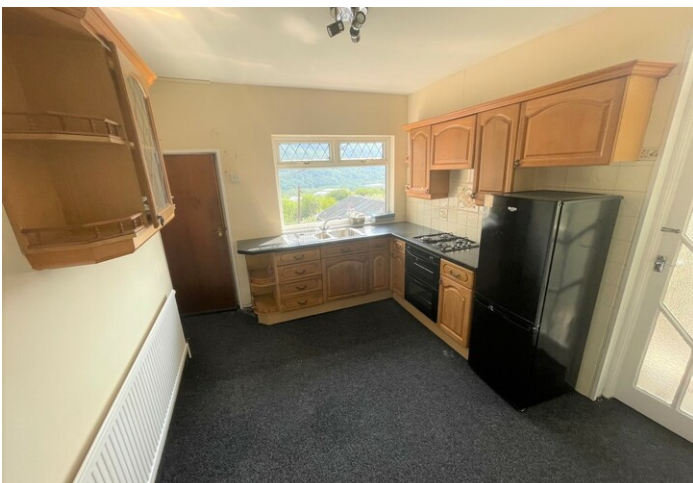
Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Cupboard housing electric meter and fuse board. Under stairs storage. Stairs to first floor. Doors leading to lounge and kitchen.



LOUNGE

6.40 m x 3.80 m

Good size family room with decorative arch. Artex ceiling with coving. Emulsion walls. Carpet flooring. Two radiators. Power points. Marble effect fire surround with inserted coal effect fire. uPVC window to the front and uPVC French doors which provide access to the utility room.



KITCHEN

3.50 m x 2.90 m

Views from the kitchen window are amazing, you will want to do the dishes all day. Wood base and wall units with complimentary black work surface. Stainless steel sink unit. Louvre door to storage cupboard. Fitted oven and hob. Radiator. Power points. Emulsion walls and ceiling. Carpet flooring. uPVC window to the rear and door leading to utility room. Door to walk in storage area.



WALK IN STORAGE AREA

2.10 m x 0.90 m

Emulsion walls and ceiling. uPVC window to the rear.



UTILITY ROOM

3.80 m x 1.30 m

Emulsion walls and ceiling. Tiled flooring. Plumbed for automatic washing machine. Stainless steel sink unit. Single base and triple wall units in wood effect. Power points. Two velux windows and a large uPVC window to the side. Wall mounted boiler. Barn style composite door to the rear.



LANDING

4.70 m x 0.80 m

Artex ceiling with coving. Emulsion walls with dado rail. Carpet flooring. Doors to three bedrooms and upstairs bathroom. Attic access. Storage cupboard.

UPSTAIRS BATHROOM

3.40 m x 1.50 m

Modernised family bathroom comprising three piece suite in white comprising bath, w.c and wash hand basin. Separate corner shower cubicle. Emulsion ceiling. Tiled walls. Carpet flooring. Radiator. uPVC window to the rear.





BEDROOM 1

4.90 m x 2.90 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Two radiators. Power points. Two uPVC windows to the front.

BEDROOM 2

3.40 m x 2.90 m

Artex ceiling with coving. Emulsion walls. Floorboards. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.80 m x 1.70 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Louvre door to storage cupboard. uPVC window to the rear.



EXTERIOR

FRONT - there is an enclosed forecourt with decorative pebbles and shrubs.

REAR - Steps leading to patio area and a further lawn area with shrubs. Side access. Access to basement/storage area.

Detached garage with the possibility of parking along the side of the property as well.









Misdescriptions Act 1991

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR



1ST FLOOR



We believe every effort has been made to ensure the accuracy of the floorplan but we do not accept any liability for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used for information only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Interplan ©2023