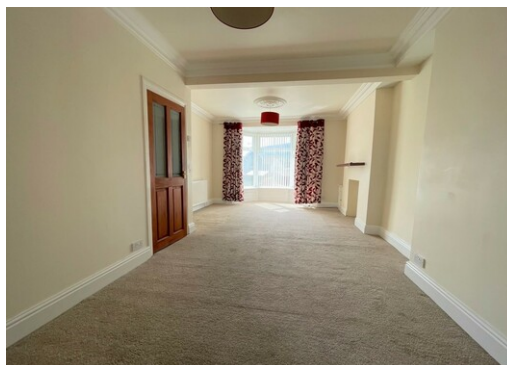
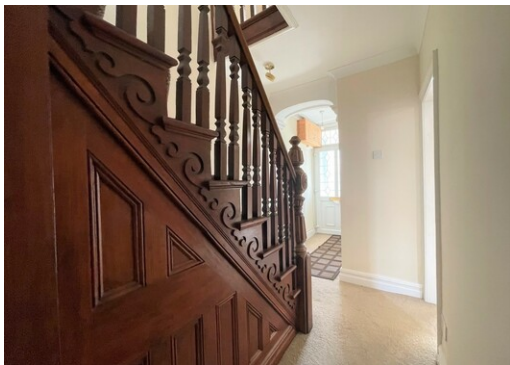




**Aberffrwd Road, Caegarw,
Mountain Ash, CF45 4AR**

**FOR SALE
£225,000**



- **SEMI DETACHED VILLA STYLE**
- **3 GENEROUS SIZED BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**



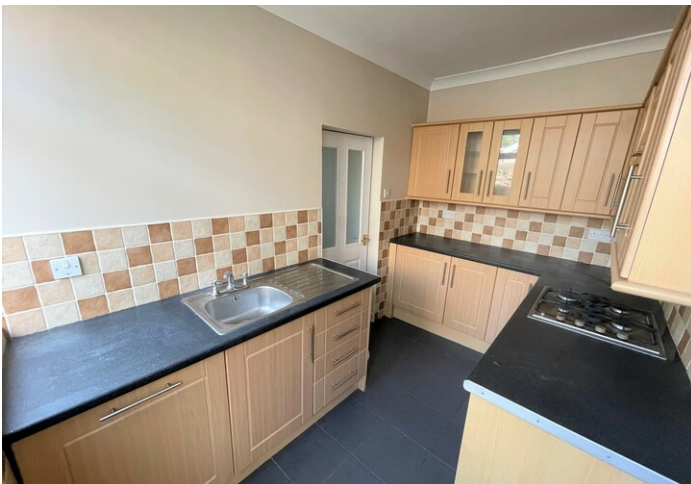
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1



2



Property Description

*** GENEROUS SIZED FAMILY HOME ***

An fantastic opportunity to take the next step up the ladder to a larger three bedroom semi detached property situated in Aberffrwad Road, Caegarw.

Introducing this incredible family home featuring three spacious bedrooms, a convenient downstairs w.c and an upstairs bathroom for added ease and comfort. It's the perfect place for your family to thrive.

Caegarw is a very sought after area and this villa style property with it's views to the front will not disappoint.

The local bowls centre and play fields are a short stroll away with the local shops of Mountain Ash together with it's GP surgery, hospital and train station also accessible by foot.

Primary and secondary schools within walking distance making this an ideal family location.

Sold with vacant possession and no onward chain.

A short drive away is the A470 providing easy access to Cardiff and the Heads of the Valley link roads.

Accommodation: Entrance hall, lounge, dining room, kitchen, utility room, downstairs w.c, three generous sized bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion ceiling with coving and original corbels. Carpet flooring. Radiator. Power points. Cupboard housing electric meter and fuse board. Under stair storage. Doors to both lounge and dining room. Stairs to first floor.



LOUNGE

7.32 m x 4.01 m

Generous size lounge with dual view windows to the front and rear with one being a captivating bay window. Emulsion ceiling with coving and ceiling rose. Emulsion walls. Carpet flooring. Two radiators. Power points. Plenty of natural light flowing through the room.



DINING ROOM

3.63 m x 3.18 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Built in cupboards to the alcove for storage with glass doors. Entrance to kitchen. Two uPVC windows to the side.



KITCHEN

3.35 m x 2.03 m

Ample base and wall units in wood effect with complimentary black work surface. Built in oven and hob. Stainless steel sink unit. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Power points. uPVC door to the rear and uPVC window to the side



UTILITY ROOM

Good size utility room which is plumbed for automatic washing machine. Tiled walls and floor. Artex ceiling. Radiator. Power points. uPVC window to the rear. Door leading to downstairs w.c.

DOWNSTAIRS W.C.

White w.c with wash hand basin. Tiled floor and walls. Radiator. Artex ceiling. uPVC window to the side with frosted glass.



LANDING

Split landing providing access to 3 good size bedrooms and upstairs bathroom. Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points.

BEDROOM 1

5.00 m x 3.23 m

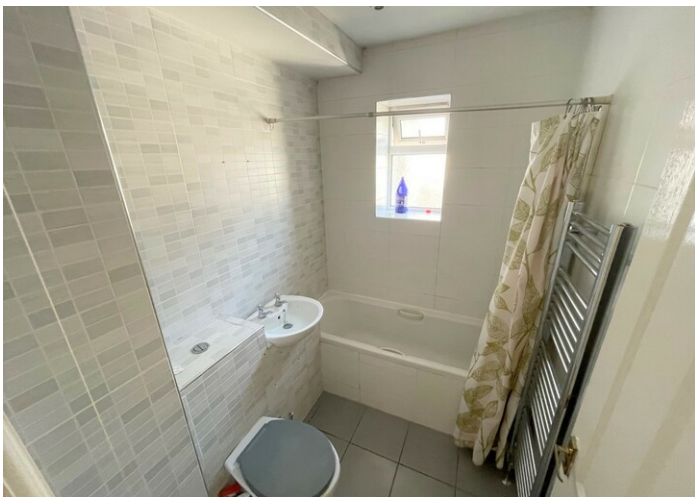
Generous size master bedroom with two uPVC windows to the front. Carpet flooring. Emulsion walls and ceiling. Radiators. power points.



BEDROOM 2

310.00 m x 3.07 m

Good size double with emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

Another really good size double bedroom. Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. Cupboard housing combi boiler. Attic access. Double doors to storage cupboard/wardrobe.



UPSTAIRS BATHROOM

White suite comprising bath with shower taps, w.c and wash hand basin. Emulsion ceiling with sunken spot lights. Tiled walls and floor. Chrome wall mounted radiator. uPVC window to the side with frosted glass.

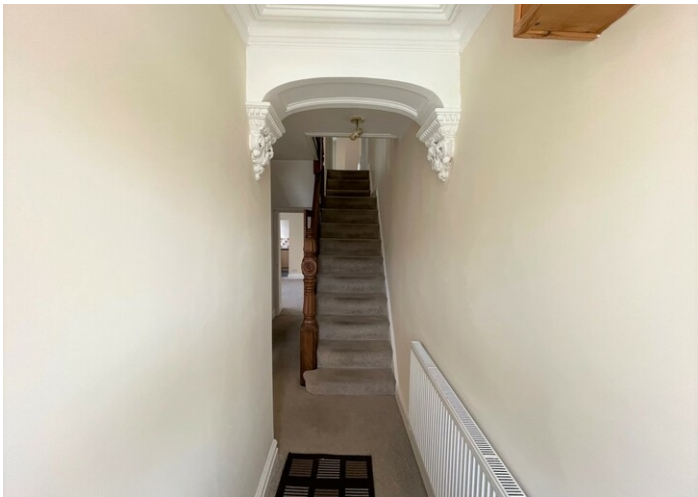


EXTERIOR

Front - Steps leading to front forecourt with pathway leading to front and door and section laid to lawn.

Rear - Side access. Patio with steps leading to further tiers laid with artificial grass, decorative stones and a further patio area.







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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