



# T Samuel Estate Agents

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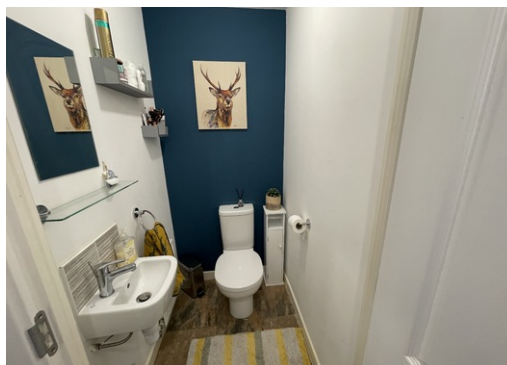
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**Ffordd Y Glowyr, Mountain Ash  
CF45 4FD**

**FOR SALE  
£199,500**



- **3 BEDROOM END LINK IN POPULAR LOCATION**
- **OFF ROAD PARKING**
- **SOUTH FACING REAR GARDEN**



3



1



1





## Property Description

We are very pleased to bring to market this 3 bedroom, 3 storey property on the ever popular Ffordd Y Glowr estate in Mountain Ash.

This 3 bedroom property is just perfect for the first time buyer or growing family. It benefits from cosy living room with engineered oak flooring. Modern fitted kitchen with attractive slate effect floor. Sunny aspect rear garden. Off road parking for 2 cars. Ground floor WC. 2 double bedrooms to the first floor and family bathroom. Spacious master bedroom to the third floor

Perfect family location. All within walking are the Train Station, Health Centre, and local Shops. The Taff trail is just a 2 minute walk and is perfect for walks, bike riding and simply walking the dog ! Just a short drive to the A470 and heads of the valleys link roads.

### LIVING ROOM

4.56 m x 3.58 m

Entrance into the property is via composite door directly into living room. A cosy room with smooth emulsion ceiling and walls with an attractive print feature wall covering. Engineered hard wood flooring finishes the room off nicely. Upvc window to the front of the property. Fitted grey carpet. Radiator. Brushed chrome power points and light fitting. Useful understairs storage. Door leading to inner hallway.

### WC

1.30 m x 1.05 m

Convenient WC on the ground floor. Attractively decorated. Smooth emulsion ceiling and walls. Radiator. Upvc window to the side of the property





## KITCHEN

3.59 m x 3.58 m

Fitted kitchen in modern cream design with complimentary worktops and upstands. Smooth emulsion ceiling and walls. Tiled splashback to the hob with built in fan oven and over head extractor fan. Plumbing for washing machine and slim line dishwasher. Space for fridge freezer. Radiator. Brushed chrome power points and light fitting, uPVC window to the rear. Beautiful slate effect ceramic tiled floor. French doors leading to the garden. The current vendor has fitted extra kitchen units and this lends itself for use as breakfast bar with extra storage space.



## MASTER BEDROOM

6.04 m x 3.63 m

The master bedroom is spacious and benefits from dual aspect Velux windows making the room super light and airy. Smooth emulsion ceiling and walls. Fitted grey carpet. Radiator. Brushed chrome power points and dimmer light switch. Charming feature wall covering adorns the main wall.



## BEDROOM 2

3.21 m x 3.58 m

This bedroom is a nice size double situated on the first floor and has 2 uPVC windows to the front of the property. Smooth emulsion ceilings and walls, one with feature wall covering. Fitted grey carpet. Radiator. Brushed chrome power points and light switch.



## BEDROOM 3

3.63 m x 2.70 m

This room has smooth emulsion ceiling and walls, with feature wall covering. Upvc window to the rear. Radiator. Fitted grey carpets. Brushed chrome power points and light switch





## FIRST FLOOR BATHROOM

2.41 m x 1.69 m

Lovely 3 piece family bathroom in white. The wood effect ceramic tiled floor and complimentary half tiled walls really make this a relaxing space. Convenient shower over the bath. Wash hand basin and WC. Smooth emulsion ceiling and walls. Radiator



## REAR GARDEN

A great family garden with south facing sunny aspect. It benefits from 2 areas of decking. Artificial grass is laid. Side access leads to the 2 car driveway. Six foot wooden panelled fencing.











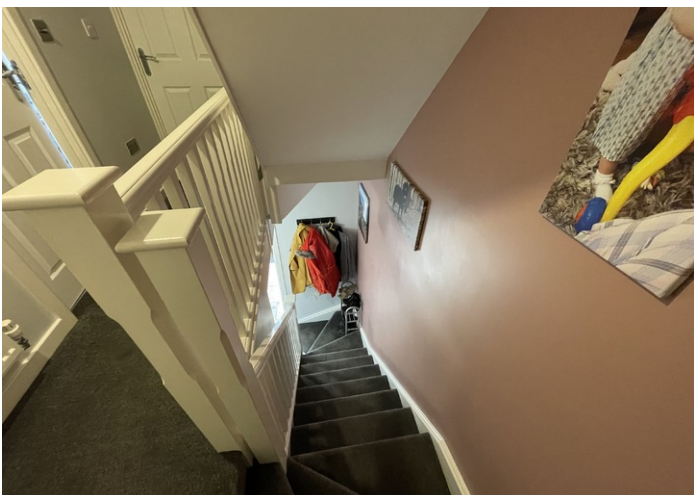
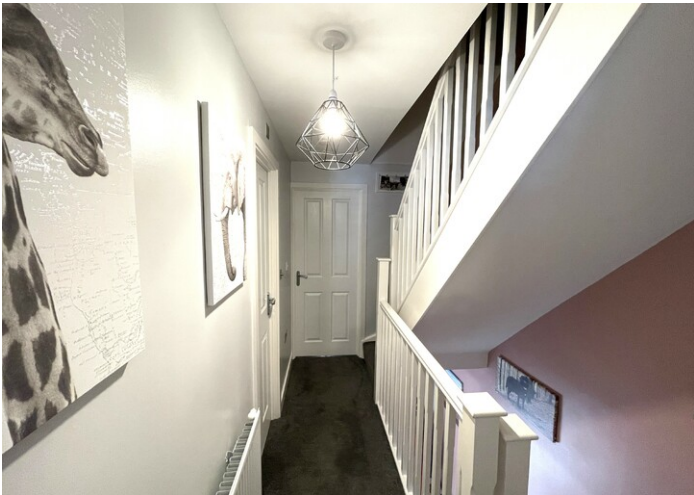
#### Misdescriptions Act 1991

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## EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN