



T Samuel Estate Agents

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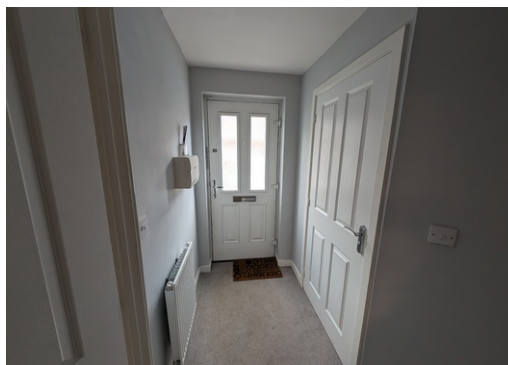
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**Ffordd Y Glowyr, Mountain Ash
CF45 4FD**

**FOR SALE
£179,950**



- **3 BEDROOM PROPERTY IN DESIRABLE LOCATION**
- **DRIVEWAY FOR 2 VEHICLES**
- **SPACIOUS REAR GARDEN**



3



2



1



Property Description

This property is located on the popular Ffordd Y Glowyr estate in Mountain Ash. It offers plenty of space for a young and growing family. The cozy living room creates a warm and inviting atmosphere which continues throughout the home. The modern fitted kitchen adds a stylish touch and provides access to the level and good sized rear garden perfect for enjoying outdoor activities and relaxation. Additionally, there is off-road parking available for 2 cars, ensuring convenience for you and your family.



On the first floor, you'll find 3 bedrooms and a family bathroom. The master bedroom also comes with an en-suite shower room.

The location of this property is ideal for families, as it is within walking distance of the train station, health center, and local shops. For nature enthusiasts, the Taff trail is just a 2-minute walk away, providing opportunities for walks, bike rides, and enjoying the outdoors.



In terms of transportation, the property is conveniently located near the A470 and heads of the valleys link roads, making it easy to access other areas of South Wales and beyond.

LIVING ROOM

4.40 m x 3.70 m

Grey Carpeted Flooring, White Emulsion Walls and Smooth Emulsion Ceiling, 3x PowerPoints, Double Radiator, White uPVC Window Allowing Plenty of Natural Light, Access to Downstairs W/C and Kitchen



DOWNSTAIRS WC

0.70 m x 0.90 m

Vinyl Flooring, Smooth White Emulsion Walls and Ceiling, Handwash Basin, W/C, 1x Single Radiator, 1x uPVC Window to Front.



KITCHEN

2.70 m x 4.60 m

Vinyl Flooring, Smooth White Emulsion Walls and Ceiling, Fitted Kitchen, 1x Double Radiator, 1x Large uPVC Window to Rear Allowing Plenty of Natural Light, 1x Patio Door to Rear Garden



BATHROOM

1.80 m x 1.80 m

Vinyl Flooring, Part Smooth Emulsion Walls, Part Grey Tiled Walls around Bath, Smooth Emulsion Ceiling, W/C, Handwash Basin and Bath With Shower Overhead, Towel Radiator



BEDROOM 1

2.90 m x 2.60 m

Grey Carpeted Flooring, Smooth Emulsion Walls and Ceiling, 1x Single Radiator, 1x uPVC Window to Front of Property. Door to En-Suite

EN-SUITE

1.60 m x 1.90 m

Vinyl Flooring, Part Smooth Emulsion Walls, Part Grey Tiled Walls around Shower, Smooth Emulsion Ceiling, W/C, Handwash Basin and Shower, 1x uPVC Window, Towel Radiator



BEDROOM 2

2.30 m x 2.70 m

Grey Carpeted Flooring, Smooth Emulsion Walls and Ceiling, 1x Single Radiator, 1x uPVC Window to Rear of Property.



BEDROOM 3

2.30 m x 1.80 m

Grey Carpeted Flooring, Smooth Emulsion Walls and Ceiling, 1x Single Radiator, 1x uPVC Window to Rear of Property



WHOLE PROPERTY

ADT Alarm System, Driveway with Space for Two Vehicles, Freehold. Current Owners Bought off Plan.





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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

