



# T Samuel Estate Agents

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Phillip Street, Caegarw  
CF45 4BG

**FOR SALE**  
**£139,950**



- **3 BEDROOMS**
- **MODERN & STYLISH**
- **DOWNSTAIRS BATHROOM PLUS EN-SUITE**



3



2



2





## Property Description

Perfect first time buyers dream home !  
With no onward chain

This modern 3 bedroom end of terrace house combines contemporary style with a charming cottage feel.

Step into this modern and stylish home, where emulsion walls create a fresh and bright atmosphere.

Open fireplaces where a log burner could be installed, picture yourself cozying up in the winter nights, adding warmth and character to the space. Perfect blend of modern living and rustic charm. Exposed copper pipes adding to the authentic feel.

Original stone wall emulsioned in the kitchen adding a touch of character and charm to this modern space.

Situated in the popular location of Caegarw, Mountain Ash. Local shop and primary school on your door step. The town centre of Mountain Ash with it's further amenities, train station, GP surgery and hospital is a short stroll away.

Viewing is highly recommended.

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

Accommodation: Lounge, 2nd reception room, kitchen, downstairs bathroom, three bedroom and en-suite.



## RECEPTION ROOM 1

4.25 m x 4.11 m

Entrance via a uPVC front door. Beautiful open fireplace which has been professionally pointed and could be transformed into a cosy log burner or remain as it's current feature, perfect choice for those who want the best of both worlds. Original cupboard in alcoves. Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Doors leading to kitchen and second reception room. Stairs to the first floor. uPVC window to the front.



## 2nd RECEPTION ROOM

4.30 m x 2.70 m

Another beautiful open fireplace. Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



## KITCHEN

3.62 m x 2.66 m

White wood base units with tall larder cupboard. Wooden complimentary work surface. Belfast sink with chrome taps. Built in oven and hob with extractor hood above. Combi boiler. Emulsion ceiling with sunken spotlights. Emulsion walls with one wall emulsioned over the original stone wall, adding a touch of character and charm. Tiled flooring. Grey modern wall mounted radiator. Plumbed for automatic washing machine. Door to downstairs bathroom. uPVC window and door to the rear.







## DOWNSTAIRS BATHROOM

2.38 m x 1.88 m

Three piece suite in white comprising bath with shower over head, wash hand basin with vanity unit and w.c. Emulsion walls with tiles around bath area. Emulsion ceiling with sunken spotlights. Chrome radiator. Extractor fan. Tiled flooring. uPVC window with frosted glass to the side.



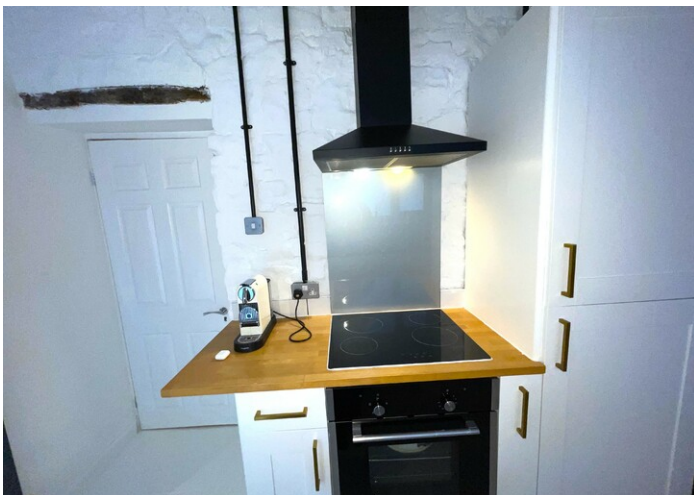
## LANDING

Emulsion walls and ceiling. Carpet flooring. Doors to three bedrooms. uPVC window to the rear.

## BEDROOM 1

3.15 m x 3.07 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.



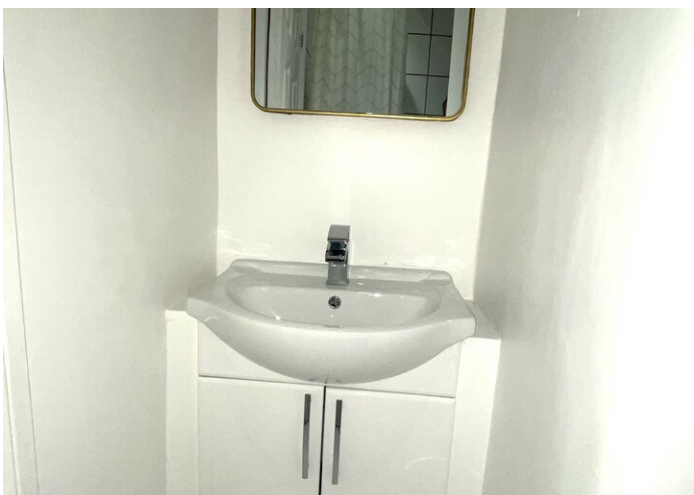
## BEDROOM 2

4.36 m x 2.70 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Attic access. Louvre doors leading to built in storage cupboard. Door to en-suite.

## EN-SUITE

2.04 m x 1.16 m



Shower cubicle, wash hand basin with vanity unit and w.c. Emulsion and tiled walls. Emulsion ceiling. Tiled flooring.



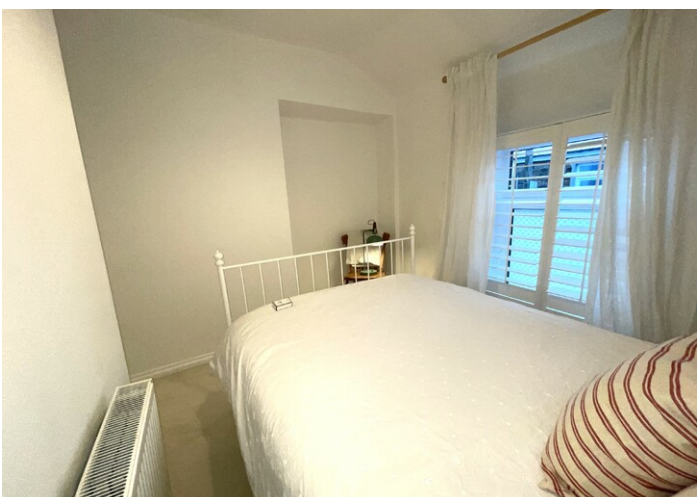
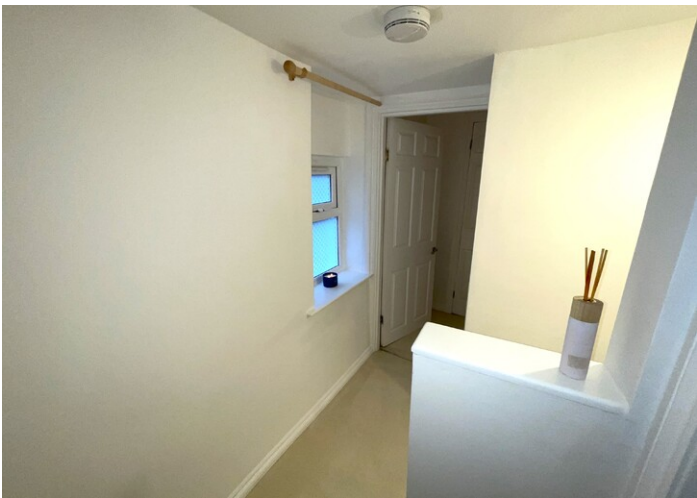
### BEDROOM 3

2.12 m x 1.99 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.

### EXTERIOR

Decked area, ideal to sit during the summer months and admire the surrounding mountain side. Laid to lawn with stone borders and shrubs.









#### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

## FLOORPLAN