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**Maes Y Ffynnon, Ynysboeth
CF45 4AZ**

**FOR SALE
£299,950**



- **LOG BURNER**
- **DETACHED 4 BEDROOMS**
- **GARAGE AND OFF ROAD PARKING**



4



3



2



Property Description

ENTRANCE HALL

Entrance via grey modern composite front door with large chrome handle down the side. Emulsion walls and ceiling. Carpet flooring. Radiator. Power points/ Wall mounted Hive system which is to remain. Doors leading to downstairs w.c, storage cupboard, two reception rooms and kitchen. Stairs to the first floor.



DOWNSTAIRS W.C.

1.70 m x 1.50 m

White suite comprising w.c and wash hand basin with vanity unit. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Electric fuse board. uPVC window to the front with frosted glass.



LIVING ROOM

5.10 m x 3.10 m

Feature of this living room has to be the log burner, ideal for the cosy wintry nights. Smooth emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the front with uPVC French doors leading to the rear.



RECEPTION ROOM 2

3.30 m x 2.80 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC windows to the side and rear allowing in plenty of natural light.



KITCHEN/DINER

5.00 m x 4.50 m

Ample base and wall units in cream wood with chrome handles. Composite work surfaces with large breakfast bar. Integrated sink with modern pull down tap. Built in oven and hob. Plumbed for automatic washing machine and dish washer. Smooth emulsion walls and ceiling. Tiled flooring. Two radiators. Power points. Under stairs storage. There are four uPVC windows together with French doors leading to the garden making this a light and airy room, 2 windows to the side and 2 to the rear.



LANDING

Smooth emulsion walls and ceiling. Carpet flooring. Power points. Attic access. Doors leading to family bathroom and four bedrooms. uPVC window to the rear.



UPSTAIRS FAMILY BATHROOM

2.10 m x 1.80 m

Three piece suite in white comprising bath with shower overhead and glass screen. W.c and wash hand basin with vanity unit and shelving to the side. Tiled flooring. Radiator. Extractor fan. Smooth emulsion ceiling and emulsion and tiled walls.



BEDROOM 1

4.30 m x 2.90 m

Measurements taken up to fitted wardrobes. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobes. Door to en-suite. uPVC windows to the side and two to the rear.



EN-SUITE

2.30 m x 1.30 m

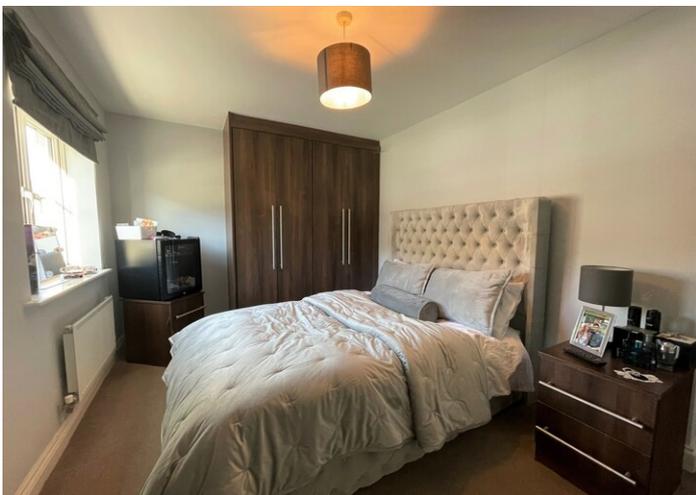
Large shower cubicle with w.c and wash hand basin with vanity unit beneath. Smooth emulsion walls and ceiling. Laminate flooring. Radiator. uPVC window to the side with frosted glass.



BEDROOM 2

4.00 m x 3.40 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobes. uPVC window to the front.



BEDROOM 3

3.50 m x 3.10 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Doors leading to cupboard housing Ikea wardrobe organiser and drawers.. A further door leading to cupboard housing combi boiler. uPVC window to the front.



BEDROOM 4

2.30 m x 2.00 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobe. uPVC window to the rear.

EXTERIOR

Front - Pathway leading to composite front door and lawn section to the side.

Rear - Enclosed rear garden laid with patio and lawn.

Side - Wrought iron gates leading to driveway suitable for







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.



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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	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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