



**Cwrt Abergorci, Mountain Ash.  
CF45 4FG**

**FOR SALE  
£169,950**



- **OPEN PLAN KITCHEN/LIVING SPACE**
- **TOWN HOUSE WITH THREE BEDROOMS**
- **ALLOCATED PARKING SPACE TO THE REAR**



**3**



**1**



**1**



## **Property Description**

\*\*\* TOWN HOUSE WITH OPEN PLAN KITCHEN/LIVING SPACE \*\*\*

Step into this stylish three bedroom town house offering a modern open plan living space seamlessly blending the kitchen and living space, perfect for gatherings and every day living.

Convenience is key with one allocated parking space to the rear, ensuring hassle free parking.

Experience the comfort and contemporary living this townhouse has to offer.

The Taff trail is virtually on your doorstep, ideal for walking/bike rides and dog walkers.

The town centre of Mountain Ash is within walking distance with it's shops, GP surgery and train station.

A stones throw away is access to the A470.

Accommodation: Entrance hall, kitchen/lounge, upstairs bathroom and three bedrooms.

## **ENTRANCE HALL**

Entrance via a white composite front door. Emulsion walls and ceiling. Tiled flooring. Radiator. Stairs to first floor and door leading to kitchen/lounge.

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## **OPEN PLAN KITCHEN/LOUNGE**

6.78 m x 3.70 m

Kitchen - White base and wall units with complimentary work surface. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion walls and ceiling. Tiled flooring. uPVC window to the front.

Lounge - Feature media wall. Emulsion walls and ceiling. Laminate flooring. Two radiators. Power points. Door to downstairs w.c. UPVC french doors to exterior.

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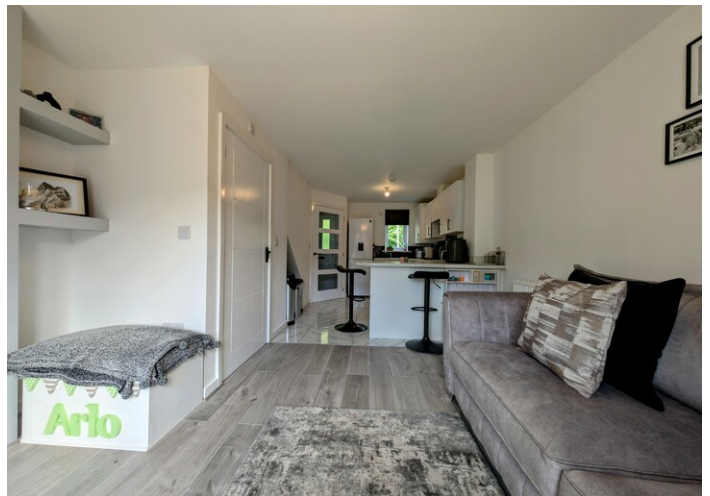


## **DOWNSTAIRS W.C.**

1.55 m x 1.00 m

W.c and wash hand basin. Emulsion walls and ceiling. Laminate flooring. Radiator.

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## **LANDING**

Emulsion walls and ceiling. Carpet flooring. Doors leading to two bedrooms and upstairs bathroom. Stairs to 2nd floor.

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## **UPSTAIRS BATHROOM**

1.83 m x 1.83 m

Three piece suite in white comprising bath with shower over head, w.c and wash hand basin with vanity unit. Emulsion ceiling. Emulsion walls with tiles around splash back areas. Radiator.

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## **BEDROOM 2**

3.78 m x 2.45 m

Decorative panelling to one wall. Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.

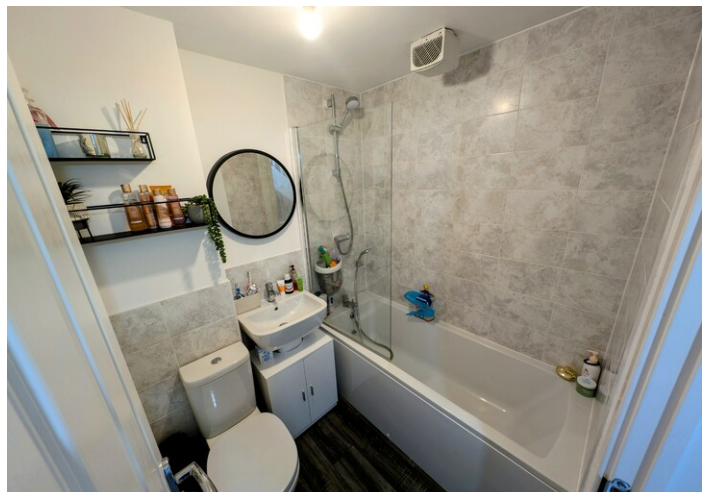
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## **BEDROOM 3**

L shape room. Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.

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## **STAIRS TO SECOND FLOOR**

Emulsion walls and ceiling. Carpet flooring. Power points. Door to storage cupboard and bedroom.

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## **BEDROOM 1 (2nd FLOOR)**

Emulsion walls and ceiling. Carpet flooring. Power points. Radiator. Attic access. Two velux windows to the front and one to the rear allowing plenty of natural light to flow through.

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## **EXTERIOR**

Enclosed low maintenance garden with feather edge fencing and rear gate access. Laid with patio and artificial lawn.

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# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			97
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

# FLOORPLAN

## 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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