



**The Triangle, Caegarw,  
Mountain Ash. CF45 4BA**

**FOR SALE**  
**£164,950**



- **TWO BEDROOMS**
- **PLUS VERSATILE ATTIC SPACE**
- **RECENTLY RENOVATED TO A HIGH STANDARD**



**2**



**1**



**1**





## **Property Description**

Nestled in the sought-after location of Caegarw, this beautifully presented mid-terraced property has been thoughtfully updated to offer a stylish and comfortable living space. Boasting two bedrooms plus versatile attic space, it provides plenty of room to grow or adapt to your needs.

The heart of the home is the brand-new modern kitchen and contemporary bathroom, both finished to a high standard, alongside newly fitted internal doors and fresh décor throughout, complemented by new flooring — creating a bright, welcoming atmosphere ready to move into.

One of the standout features is the recently built, stunning veranda — an idyllic outdoor retreat where you can relax and take in breathtaking views of the surrounding countryside. This special space offers a perfect spot for morning coffees, evening unwinding, or entertaining guests in style.

Previously a rental property, it benefits from a valid Electrical Installation Condition Report (EICR) and fitted smoke alarms, giving peace of mind to first-time buyers and investors alike.

Conveniently positioned within walking distance of Mountain Ash town centre, you'll enjoy easy access to shops, a GP surgery, and the train station. Local amenities include a hospital, bowls centre, and nearby playing fields, with both primary and secondary schools just a short stroll away.

Offered with vacant possession and no onward chain, this delightful home is a real gem — ready for you to make it your own.

## **ENTRANCE HALL**

Step into this welcoming entrance hall via a stylish oak-effect UPVC front door. Recently fitted with plush new carpet, the space boasts smooth emulsion-finished walls and ceiling, creating a clean and modern look. A built-in cupboard discreetly houses the electric meter and fuse board for easy access. Additional features include power points and an indoor utility tap—perfect for attaching a hose to make car washing or outdoor cleaning a breeze. A door leads directly into the lounge, offering a seamless flow into the heart of the home.

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## **LOUNGE**

6.37 m x 4.55 m

A bright and spacious lounge featuring smooth emulsion-finished walls and ceiling with coving detail. Recently laid carpet adds warmth and comfort underfoot. The room benefits from two radiators and multiple power points, making it both stylish and functional. A uPVC window overlooks the front of the property, while a second window offers a view into the conservatory, drawing in natural light. Additional features include a useful under-stairs storage cupboard and staircase leading to the first floor. A door leads through to the kitchen.

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## **KITCHEN**

2.88 m x 2.74 m

A modern and well-equipped kitchen featuring contemporary grey wood-effect base and wall units paired with complementary work surfaces for a sleek, coordinated look. Includes a built-in oven and hob with extractor hood above, and a stylish white sink unit with drainer. The smooth emulsion ceiling is fitted with sunken spotlights for a clean, modern finish, while the walls are similarly smooth with tiled splashbacks surrounding the work surfaces. Easy-to-maintain vinyl flooring adds practicality. A uPVC window provides a view into the adjoining utility area, and a matching uPVC door offers direct access. Open entry leads through to the utility area.

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## **UTILITY ROOM**

2.62 m x 1.32 m

A practical and bright space featuring smooth emulsion walls and ceiling, with durable vinyl flooring underfoot. Equipped with power points and plumbing for an automatic washing machine, this area is designed for convenience. A uPVC window to the rear offers lovely views over the surrounding valley, bringing in natural light while you work.

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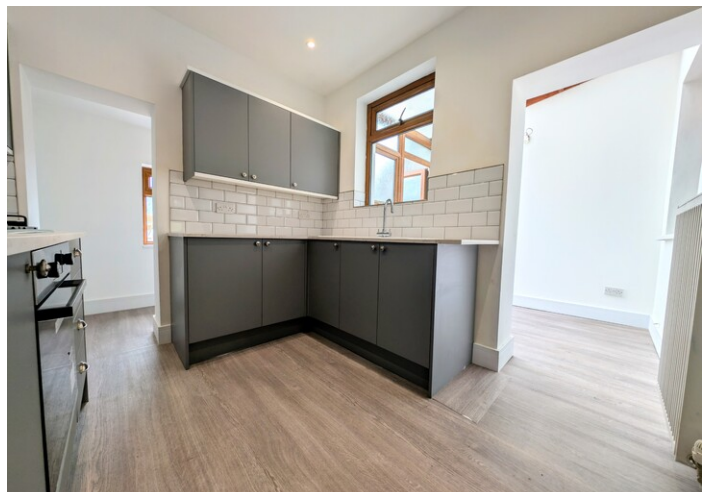


## **CONSERVATORY**

2.72 m x 1.91 m

A versatile, multi-functional space ideal for use as a dining area, home office, or relaxation zone—tailored to your needs. Featuring a Perspex roof, smooth emulsion walls, and easy-care vinyl flooring. The room includes power points for practicality, and a uPVC door with side window provides access to the rear of the property, allowing natural light to flood in.

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## **LANDING**

A well-presented landing area with smooth emulsion-finished walls and ceiling, complemented by decorative coving and freshly laid carpet flooring. Includes convenient power points and a built-in storage cupboard. Stairs provide access to the attic space, while doors lead to two bedrooms and the upstairs bathroom.

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## **UPSTAIRS BATHROOM**

3.09 m x 2.85 m

A stylish and modern bathroom featuring a bath with mixer taps and shower head, a separate shower cubicle, and a WC with wash hand basin set into a contemporary vanity unit for added storage. A black wall-mounted radiator adds a bold, modern touch, while a demister mirror with touch-screen functionality brings both practicality and luxury. The room also includes a built-in cupboard housing the boiler. Finished with a smooth emulsion ceiling and a combination of smooth emulsion and half-tiled walls, the space is both sleek and easy to maintain. A uPVC window to the rear with frosted glass provides privacy while allowing in natural light.

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## **BEDROOM 1**

4.65 m x 3.11 m

A spacious and well-presented double bedroom featuring a smooth emulsion ceiling with coving and matching smooth emulsion walls. Recently fitted carpet adds a fresh, comfortable finish. The room benefits from a radiator, multiple power points, and two uPVC windows to the front, allowing for plenty of natural light.

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## **BEDROOM 2**

3.43 m x 2.62 m

A comfortable and bright bedroom featuring a smooth emulsion ceiling with coving and smooth emulsion walls. Newly laid carpet flooring adds warmth underfoot. The room includes a radiator, power points, and a uPVC window overlooking the rear, bringing in natural light and views.

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## **ATTIC SPACE**

4.65 m x 3.84 m

A versatile attic room featuring smooth emulsion walls and ceiling, with one wall tastefully wallpapered as a feature. The space is finished with practical vinyl flooring, a radiator, and power points for added comfort and convenience. Under-eaves storage provides useful extra space, while a Velux window to the rear fills the room with natural light and offers pleasant views.

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## **EXTERIOR**

Step outside to a stunning recently built veranda—an idyllic retreat designed for relaxation and enjoying breathtaking panoramic views of the surrounding landscape. This beautifully crafted outdoor space is perfect for morning coffees, evening sunsets, or entertaining guests in style. From here, steps gently lead down to a freshly prepared soil area, thoughtfully treated with weed killer to provide a clean slate for your own gardening or landscaping dreams.

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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.

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