

WESTHOME ABERDARE ROAD, MOUNTAIN ASH

**£240,000**



- 3 BEDROOMS WITH ATTIC CONVERSION
- SEMI DETACHED
- SINGLE GARAGE



3



1



1





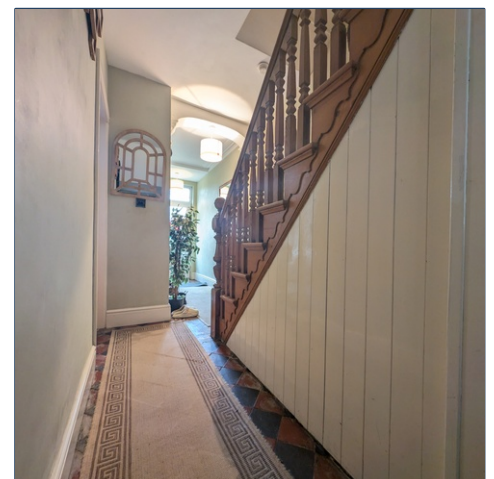
## **Property description**

Welcome to this charming semi-detached house located in the highly sought-after location of Aberdare Road, Mountain Ash. This beautiful home combines traditional charm with modern conveniences, offering a perfect haven for families. As you approach the property, you're greeted by a beautifully landscaped front garden adorned with an array of plants and trees, creating a welcoming and picturesque entrance. The front door, featuring a unique stained glass design, sets the tone for the character and elegance found within.

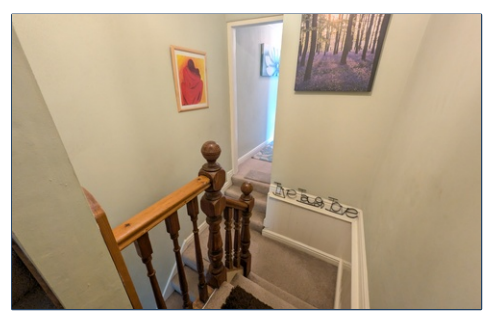
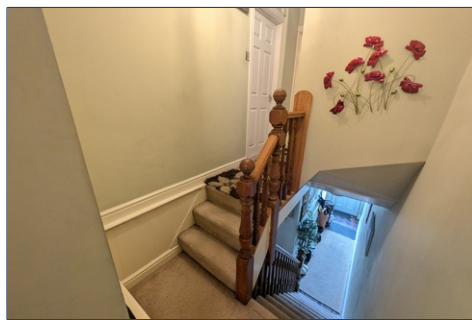
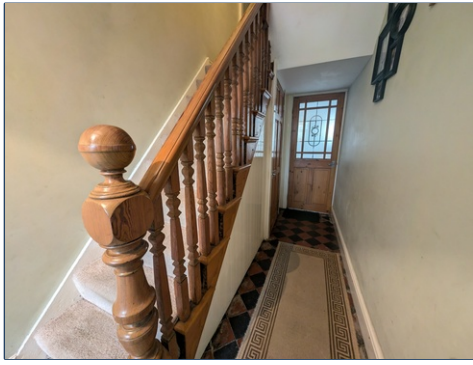
Step into the spacious hallway where you'll find traditional tiles and alcoves that offer a warm and inviting introduction to the home. The expansive living room boasts a large bay window that floods the space with natural light. This room is perfect for relaxing or entertaining. A door from the living room leads to a convenient home office, ideal for remote working or study. At the heart of the home is the impressive kitchen diner. This modern space is fitted with sleek cream cabinetry and wooden countertops, providing ample space for cooking and dining. The kitchen diner is perfect for family meals and social gatherings.

Upstairs, the traditional bathroom features striking black and white checkerboard tiles and a freestanding bath, offering a touch of classic elegance. The property offers three generously sized bedrooms, each providing ample space and comfort. Additionally, the attic has been expertly converted, providing a versatile space that can be used as an extra bedroom, playroom, or study.

The charming old outhouse has been brought to life as a practical storage shed and features an additional outdoor toilet. The delightful garden is a true oasis, featuring a mix of grass and pebbled areas adorned with a variety of shrubs and flowers. It's the perfect space for outdoor activities and relaxation. There is also a single garage located at the back of the property, offering secure parking and additional storage. Both rear and side access add to the convenience and functionality of this outdoor space.







## **ENTRANCE HALLWAY**

*3.20 m x 1.80 m*

Unique stained glass UPVC front door leads to entrance hallway. Beautiful traditional tiles laid. Charming traditional alcove features and banister. Emulsion walls and ceiling. Radiator. Wooden window to living room.

## **LIVING ROOM**

*4.60 m x 3.40 m*

Emulsion ceiling and floors. Stylish wooden flooring. Radiators. Power points. Large bay window floods room with natural light. Door leading to home office.

## **OFFICE**

*2.92 m x 1.81 m*

Emulsion ceiling and walls. Stylish wooden flooring. Radiator. Power points. UPVC window to rear.

## **KITCHEN DINER**

*6.60 m x 3.16 m*

Stylish cream kitchen cabinets complimented by wooden style countertops. Convenient breakfast bar. Cream tiles laid. Emulsion ceiling and walls. Radiator. Power points. UPVC windows to rear. UPVC door leading to garden.

## **LANDING**

*6.00 m x 1.79 m*

Emulsion ceiling and walls. Power points. Beige carpet laid.

## **BATHROOM**

*2.69 m x 2.69 m*

Ample family bathroom conveniently located upstairs. Black and white checkerboard tiles laid. Free standing bathtub and corner shower. Emulsion ceiling and walls. Radiator. UPVC window to side.

## **BEDROOM 1**

*4.80 m x 3.43 m*

Spacious front bedroom. Beige carpet laid. Emulsion ceiling and walls. Radiator. Power points. 2 triple glazed windows to front.

## **BEDROOM 2**

*4.00 m x 2.10 m*

Beige carpet laid. Emulsion ceiling and walls. Radiator. Power points. UPVC window to side.

## **BEDROOM 3**

Pink carpet laid. Emulsion ceiling and walls. Radiator. Power points. UPVC window to rear

## **ATTIC CONVERSION**

*4.72 m x 2.40 m*

Beige carpet laid. Emulsion ceiling and walls. Power points. Sky lights to front and rear.



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>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

