



**LLANWANNO ROAD,  
MOUNTAIN ASH.  
CF45 3NB**

**FOR SALE  
£530,000**



- **UNIQUE SELF BUILT FAMILY HOME**
- **OPEN MODERN CONCEPT KITCHEN**
- **DRIVEWAY WITH INTEGRATED GARAGE**



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## **Property Description**

\*\*\* GOLWG Y CWM \*\*\*

Looking for a one of a kind home ?

Look no further than Golwg Y Cwm, meaning valley view and what a view this home provides.

This fantastic self built house was thoughtfully designed and constructed by its current owners with meticulous attention to detail. Built with beautiful Brad Stone, this property exudes charm and character and was completed in 2020.

As you enter through the private driveway via an electric gate with pedestrian side access, you'll immediately feel the exclusivity and security it provides.

Inside, you'll find three spacious bedrooms with the potential for a fourth downstairs, offering flexibility for your needs. The master bedroom boasts a luxurious dressing room and en-suite, providing a private sanctuary. The real showstopper is the open concept kitchen.

Underfloor heating throughout downstairs together with fire sprinkler system.

This kitchen is a true culinary haven that will make any home chef's heart skip a beat. The kitchen is adorned with sleek and modern integrated appliances, seamlessly blending into the overall design. The quartz worktops add a touch of elegance and durability, making it a breeze to prepare meals and entertain guests. And guess what? you'll find a quooker tap in this kitchen, providing instant boiling water for your convenience, no more waiting for the kettle to boil! The centrepiece of the kitchen is a large island, perfect for meal prep, casual dining or gathering with friends and family. It's not just a place to cook, but also a social hub where memories are made. Speaking of cooking, the induction venting hob ensures efficient and precise cooking. Here's something unique: an integrated sink into the quartz worktop with an incinerator! It's a convenient feature that helps you dispose of food waste in an eco-friendly way, reducing the need for a traditional waste bin. With all the modern appliances in this kitchen, it is truly a dream home.

The outside of this home is just as incredible as the inside. To the front you have large patio slabs surrounded by glass balustrade, providing a perfect spot to relax

and take in the breathtaking views. Imagine sipping your morning coffee or enjoying a sunset while soaking in the beauty of your picturesque setting!

On the side of the house, there are more patio slabs that lead to a tiered area. This tier features a raised gas-fuel fire pit and eating area, creating a cosy and inviting space for gatherings with friends and family. You can spend evenings roasting marshmallows, sharing stories, and creating lasting memories. There is also the convenience of a gas pipe fitted for connecting a BBQ! Hosting summer cookouts and grilling your favourite meals will be a breeze! For the little ones, there's also a play area complete with bark and a climbing frame with slide. Kids will have endless fun and adventures right in their own backyard. It's the perfect place for them to let their imaginations soar and enjoy the outdoors.

This self built house is a true gem, offering a unique blend of craftsmanship, modernity, and stunning views. Don't miss out on the opportunity to make it your dream home!

## **ENTRANCE PORCH**

Entrance via a Anthracite grey door. Smooth emulsion walls and ceilings. Tiled flooring. Power points. Oak door with central clear glass panel leading to hallway.

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## **HALLWAY**

Smooth emulsion walls and ceiling. Tiled flooring. Stairs to the first floor. Oak doors leading to all rooms including stairs to integrated garage. Oak door with central glass panel to kitchen

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## **LOUNGE**

4.60 m x 4.50 m

Feature of this room has to be the media wall with built in log effect fire. Smooth emulsion walls and ceiling. Carpet flooring. Power points. Built in cupboards to the alcove. uPVC window to the front with amazing views.

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## **2nd RECEPTION ROOM / BEDROOM**

3.40 m x 2.85 m

The current owners use this room as a play room however it has lots of versatility. Smooth emulsion walls and ceilings with sunken spotlights. Carpet flooring. Power points. uPVC window to the front with amazing views.

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## **DOWNSTAIRS W.C.**

2.19 m x 1.24 m

White w.c unit with wash hand basin and vanity. Smooth emulsion walls and ceiling. Tiled flooring. Chrome radiator.

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## **KITCHEN**

4.63 m x 10.02 m

Open concept kitchen, creating a sense of openness and allowing for easy interaction and socialisation whilst cooking or entertaining. This layout is perfect for those who love to host gatherings or simply enjoy a more inclusive and modern living space. Dual tone modern gloss, handleless luxury kitchen units with quartz worktops. Large matching kitchen island with induction venting hob and storage underneath. Integrated sink with incinerator and quooker tap, providing instant boiling water, filtered chilled and sparkling water and regular hot and cold water all from the same tap. Integrated dishwasher, built in oven, coffee machine and combi microwave. Large fridge freezer to remain with mains water. Smooth emulsion ceiling and walls with tiles around work surface. Tiled flooring. Oak door to utility room. uPVC window and French doors to the rear.

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## **UTILITY ROOM**

2.37 m x 1.68 m

Light grey gloss handleless wall and base units with larder unit and complimentary work surface. Plumbed for automatic washing machine. Power points. Tiled flooring. Smooth emulsion walls and ceiling. uPVC window and door to the side.

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## **LANDING**

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Attic access. Doors leading to storage cupboard, three bedrooms and upstairs bathroom.

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## **MASTER BEDROOM**

Smooth emulsion ceiling and walls. Carpet flooring. Radiator. Power points with some having USB ports. uPVC window to the front with amazing views.

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## **WALK IN DRESSING ROOM**

Luxurious walk in dressing room with ample hanging space, drawers, shoe racks and shelving. Smooth emulsion walls and ceiling. Carpet flooring. Door to ensuite.

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## **ENSUITE**

Walk in shower with glass panel and thermostatic bar shower and dual heads. White w.c unit and white wall hung drawer vanity unit with counter top basin. Smooth emulsion ceiling with sunken spot lights. Emulsion walls. Non slip flooring. Chrome radiator. uPVC window to the side with frosted glass.

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## **BEDROOM 2**

4.75 m x 3.77 m

Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Carpet flooring. Radiator. Power points, some with usb ports. Under eave storage. uPVC window to rear.

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## **ENSUITE**

2.47 m x 1.93 m

Large walk in shower with thermostatic bar and dual shower heads. White w.c. unit and wall hung drawer vanity unit with counter top basin. Non slip flooring. Chrome. Radiator. Smooth emulsion ceiling with sunken spotlights. Smooth walls with panelling around shower. Velux window to the rear.

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### **BEDROOM 3**

4.87 m x 2.66 m

Smooth emulsion ceiling with sunken spot lights. Smooth emulsion walls. Carpet flooring. Radiator. Power points with some having usb ports. Under eaves storage. uPVC window to the front with amazing views.

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### **GARAGE**

9.05 m x 6.34 m

Electric up and over doors. Power points. Wall mounted combi boiler. Cylinder heating pressure tank. Fire sprinkler tank. Concrete flooring. Fluorescent strip lighting. Block walls. uPVC door leading to the side.

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### **UPSTAIRS BATHROOM**

3.35 m x 3.16 m

Large walk in shower unit with thermostatic bar and dual shower head. Double ended bath with free standing bath taps. White w.c unit and white wall hung drawer vanity with counter top basin. Chrome radiator. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with tiles around splash back areas. Non slip flooring. Shaver point. Wiring for TV. uPVC window to the rear with frosted glass.

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## **EXTERIOR**

Front - Large patio slabs surrounded by glass balustrade, providing a perfect spot to relax and take in the breathtaking views. Imagine sipping your morning coffee or enjoying a sunset while soaking in the beauty of your picturesque setting! Steps down to driveway.



Side - Large patio slabs that lead to a tiered area. This tier features a raised gas fire pit and eating area, creating a cosy and inviting space for gatherings with friends and family. You can spend evenings roasting marshmallows, sharing stories, and creating lasting memories. There is also the convenience of a gas pipe fitted for a BBQ! Hosting summer cookouts and grilling your favourite meals will be a breeze. For the little ones, there's also a play area complete with bark and a climbing frame with slide. Kids will have endless fun and adventures right in their own backyard.



Rear - Large patio slabs with access to the side. Gabion baskets filled with decorative stone.





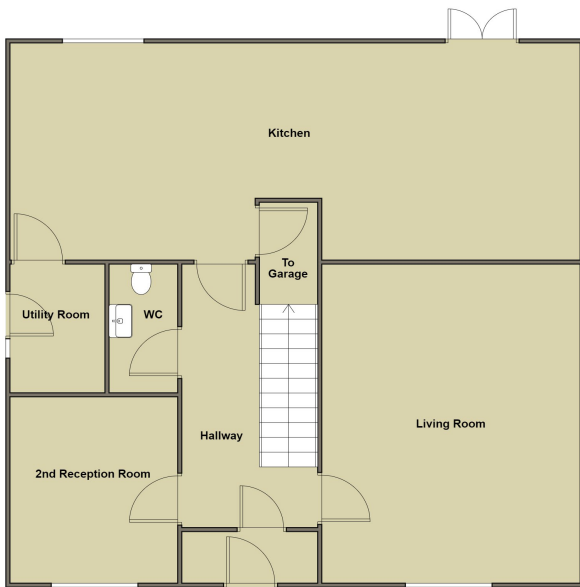




# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	92
(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>			
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.

## Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.