



**Brynifor, Mountain Ash.  
CF45 3AB**

**FOR SALE  
£125,000**



- **SEMI DETACHED**
- **THREE BEDROOMS**
- **LOTS OF POTENTIAL**



**3**



**1**



**1**





## **Property Description**

**\*\* SEMI DETACHED WITH THREE BEDROOMS \*\***

Located in a popular area within walking distance to Mountain Ash town center and its variety of amenities, this property offers convenience with close proximity to a local play and skate park, as well as a primary school. The home features spacious rooms, including a generous lounge with patio doors opening to the rear patio area, and a functional kitchen with direct outdoor access. The property also includes three bedrooms and an upstairs bathroom, with built-in storage solutions throughout.

With a tiered patio area to the front and a large patio area to the rear, the exterior provides ample outdoor space. While this home has strong potential, it would benefit from updating, allowing new owners to add their personal touch and modernize the space to their taste.

## **ENTRANCE HALL**

Access through a white uPVC front door leading into hallway with carpeted flooring. Artex ceiling and walls finished with wallpaper. The hallway includes a radiator for added comfort. Stairs lead to the first floor, and there is a doorway to the kitchen.

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## **KITCHEN**

Equipped with a range of base and wall units paired with a complimentary work surface, this kitchen includes a stainless steel sink unit and is plumbed for an automatic washing machine. A freestanding cooker. The room features a tongue-and-groove ceiling, wallpapered walls with tiles around work surface, and easy-to-clean vinyl flooring. There is a radiator, multiple power points, and a uPVC window overlooking the rear. A door provides direct access to the exterior, and there's an entrance leading into the lounge.

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## **LOUNGE**

6.45 m x 3.88 m

A spacious lounge featuring an emulsion ceiling and wallpapered walls, complemented by tiled flooring. The room includes two radiators, one with a decorative cover, providing both warmth and style. Ample power points are available for convenience. A large uPVC window at the front allows for natural light, while uPVC patio doors at the rear offer easy access to the outside space.

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## **LANDING**

The landing area features an artex ceiling with coving and wallpapered walls. Carpeted flooring. Doors lead to three bedrooms and the upstairs bathroom, with additional attic access via a convenient pull-down ladder. A cupboard houses the combi boiler, and a uPVC window on the side brings in natural light.

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## **UPSTAIRS BATHROOM**

2.41 m x 1.84 m

This bathroom features a white suite, including a bath with an overhead shower, a WC, and a wash hand basin. The tongue-and-groove ceiling adds texture, while wallpapered walls and tiled splashback areas bring a finished look. Carpeted flooring and two frosted uPVC windows—one at the rear and one at the side—provide both natural light and privacy.

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## **BEDROOM 1**

4.14 m x 3.33 m

Artex ceiling and wallpapered walls, paired with durable laminate flooring. The room is fitted with a radiator and power points. A uPVC window at the rear provides natural light and a pleasant view.

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## **BEDROOM 2**

3.57 m x 3.36 m

Polystyrene tiled ceiling and wallpapered walls, this bedroom offers laminate flooring, a radiator, and multiple power points. A uPVC window at the front allows for ample natural light.

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### **BEDROOM 3**

2.82 m x 2.41 m

Polystyrene tiled ceiling, wallpapered walls, and practical laminate flooring. The room is equipped with a radiator, power points, and a built-in storage cupboard for added convenience. A uPVC window at the front brings in natural light.

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### **EXTERIOR**

The exterior features steps descending to a tiered patio area, perfect for outdoor relaxation. A side pathway leads to the rear, where you'll find a stone-built storage shed. The spacious rear patio includes a wooden shed for additional storage and an outdoor tap for convenience.

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## EPC

## FLOORPLAN

### **Misdescriptions Act 1991**

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