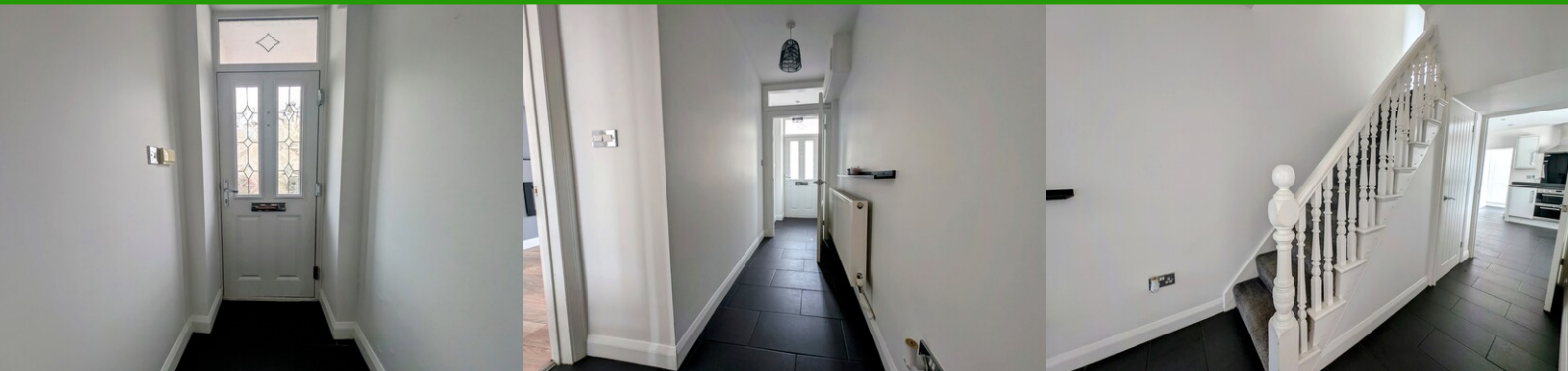




**Richmond Road, Caegarw,
Mountain Ash. CF45 4AN**

FOR SALE
£235,000



- **SEMI DETACHED**
- **THREE BEDROOM WITH ATTIC SPACE**
- **WALKING DISTANCE TO TOWN CENTRE**



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Property Description

**** THREE BEDROOM SEMI DETACHED VILLA STYLE ****

This beautifully presented semi-detached, villa-style property offers the perfect blend of modern living and timeless charm, set in the desirable area of Caegarw, Mountain Ash. Ideal for families looking for space, style, and convenience, this home is ready to move into and offers an exceptional living experience.

Key Features:

Spacious Lounge with Media Wall: The ground floor opens to a bright and airy lounge featuring white walls and ceilings that create a clean, modern aesthetic. The center piece is a sleek media wall, perfect for mounting a TV and creating a stylish entertainment area for family movie nights or hosting guests.

Three Generous Bedrooms: The first floor houses three well-sized bedrooms, each offering plenty of space for family members or guests. All bedrooms are flooded with natural light and can easily accommodate furniture, ensuring comfort and versatility.

Modern Family Bathroom: Also located on the first floor, the family bathroom is fitted with contemporary fixtures and finishes, offering functionality and style. It provides a relaxing space for busy mornings or evening wind-downs.

Attic Space: The property benefits from a versatile attic space, ideal for additional storage, a home office, or potential conversion into a fourth bedroom or playroom.

Front Forecourt: The villa includes a charming front forecourt, adding to its curb appeal while offering practical, low-maintenance outdoor space for planters or seating.

Within walking distance of Mountain Ash town centre with ti's shop's GP surgery and train station. Local primary schools and secondary schools close by.

Accommodation comprises: Entrance porch, entrance hall, lounge, kitchen, utility room, storage room, three bedrooms, family bathroom and attic space.

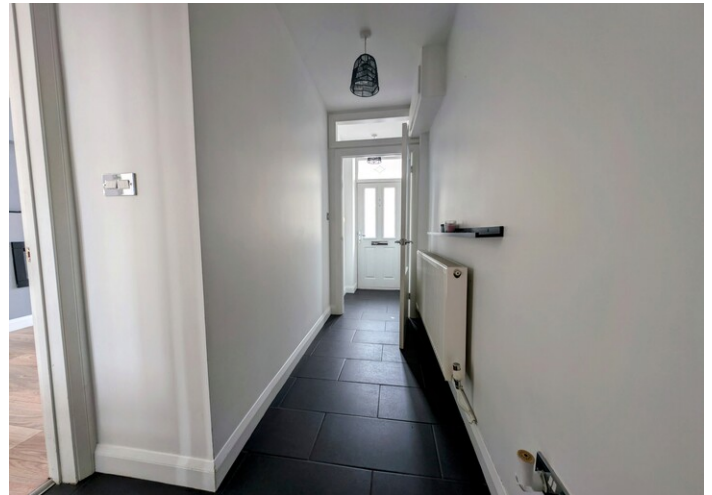
ENTRANCE PORCH

Entrance via a coloured composite front door. Emulsion walls and ceiling. Tiled flooring. Cupboard housing electric meter and fuse board. Half glazed door leading to hallway.



HALLWAY

Emulsion walls and ceiling. Tiled flooring. Radiator. Power points. Stairs to first floor. Under stair storage. Half glazed doors leading to kitchen and lounge.



LOUNGE

7.30 m x 3.58 m

Feature of the living room is the media wall with built in electric log effect fire. Emulsion walls and ceiling. Laminate flooring. Two radiators. Power points. uPVC bay window to the front and uPVC french doors to the rear.



KITCHEN

4.07 m x 3.05 m

White gloss base and wall units with chrome handles and curved edging with lights in the plinths. Complimentary black work surface. Built in oven and hob with extractor hood above. Integrated dishwasher. Black sink unit and drainer. Emulsion ceiling with sunken spotlights. Emulsion walls. Tiled flooring. Radiator. Power points. Entrance to utility room. uPVC window to the side.



UTILITY ROOM

3.42 m x 2.08 m

White gloss base units with larder cupboard housing combi boiler. Complimentary black work surface. Integrated tumble dryer. Plumbed for automatic washing machine. Black sink unit with drainer. Emulsion ceiling with sunken spotlights. Emulsion walls. Tiled flooring. uPVC window to the side and door to the exterior.



STORAGE ROOM

Entrance via a uPVC door. Emulsion walls and ceiling. Power points. Tiled flooring. Base unit with work surface.



LANDING

Emulsion walls and ceiling. Carpet flooring. Doors leading to three bedrooms and upstairs bathroom. Stairs to attic space. Attic access with pull down ladder.



UPSTAIRS BATHROOM

2.10 m x 1.94 m

Three piece suite in white comprising bath with a dual shower head and shower screen, w.c and wash hand basin with vanity unit. Emulsion ceiling with sunken spotlights. Tiled walls and flooring. Black wall mounted radiator. uPVC window to the side with frosted glass.



BEDROOM 1

4.54 m x 2.89 m

Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. two uPVC windows to the front.



BEDROOM 2

3.67 m x 2.79 m

Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.99 m x 2.26 m

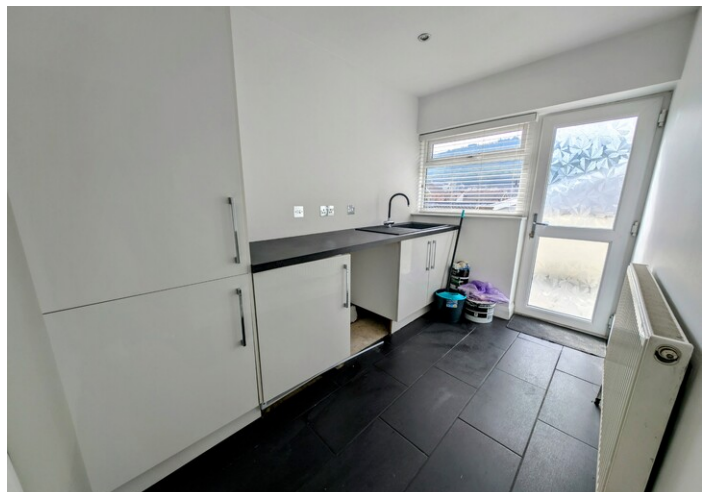
Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the side.



ATTIC SPACE

4.18 m x 3.65 m

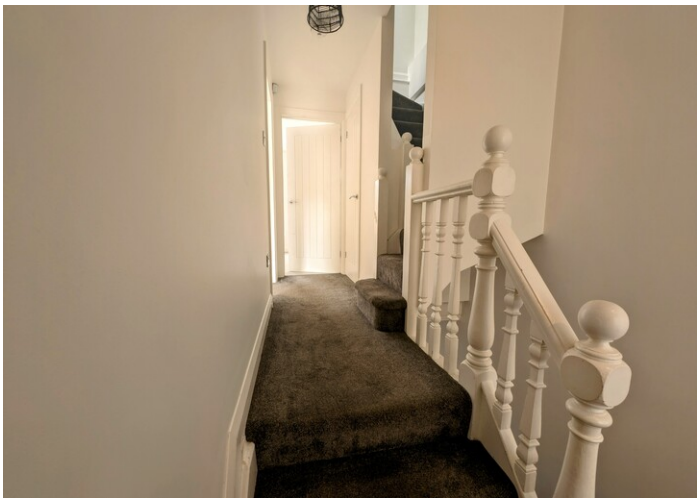
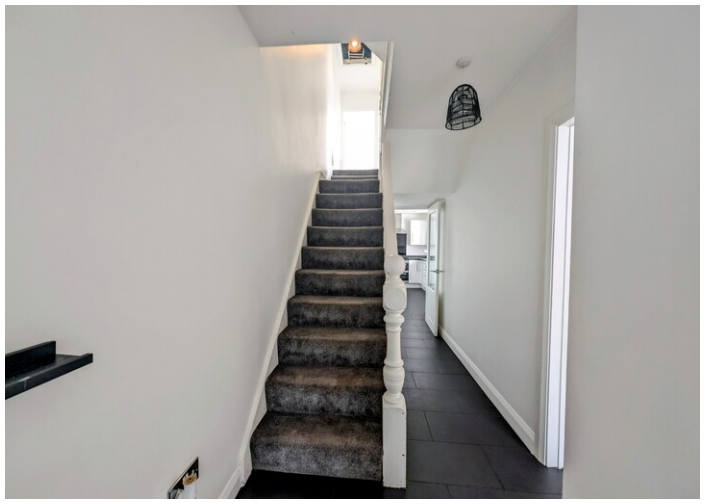
Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Under eaves storage. Two velux windows.



EXTERIOR

Front - Front forecourt laid with slate tiles. Side entrance for easy access to the rear.

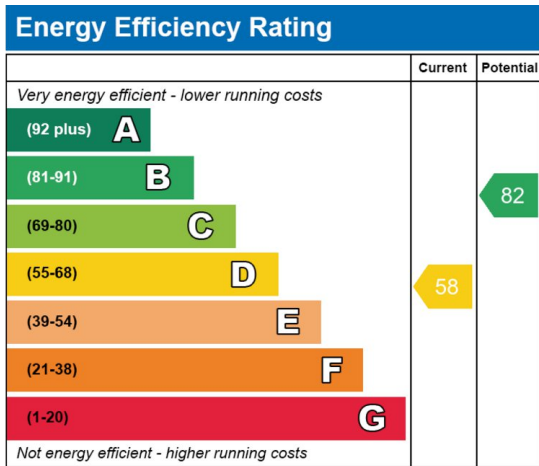
Rear - Enclosed L shape patio area with decorative pebble border. Ideal space for entertaining. Outside tap.







EPC



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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