



**Tanygraig, High Street,
Mountain Ash. CF45 3PB**

FOR SALE
£225,000



- **3 BEDROOM SEMI DETACHED**
- **UPSTAIRS BATHROOM**
- **ATTIC SPACE**



3



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1



Property Description

T Samuel Estate Agents proudly introduces this immaculately presented 3 bedroom semi detached property in High Street, Mountain Ash.

This 3 bedroom semi detached really is a hidden gem, nestled in a quiet spot. Walled forecourt and stone fronted it is a beautiful looking period home.

Spacious living room with dual aspect and feature fireplace. A contemporary stylish kitchen with an abundance of space is the real hub of the home.

It's a perfect blend of comfort and style and would make a perfect family home.

Property comprises:

Hallway, spacious living room, kitchen/diner everyday living room. To the first floor there are 3 bedroom and family bathroom. Staircase to attic space.

Close to the property is Victoria Park, which is perfect for walking the dog and family time. Conveniently located to access the mountains beyond.

Mountain Ash town centre is within walking distance providing local amenities, GP surgery, hospital and train station. Local primary school and play/skate park are also near, making this an ideal family location.

The A470 is a short drive away allowing easy access to Cardiff and the Heads of the Valley link roads.

Entrance hallway

3.22 m x 0.94 m

Entrance to the property is via composite front door. Smooth emulsion ceiling and walls. Modern ceramic tiled flooring. Radiator. Power points. Staircase leading to first floor and door leading to living room.



Living room

6.37 m x 3.70 m

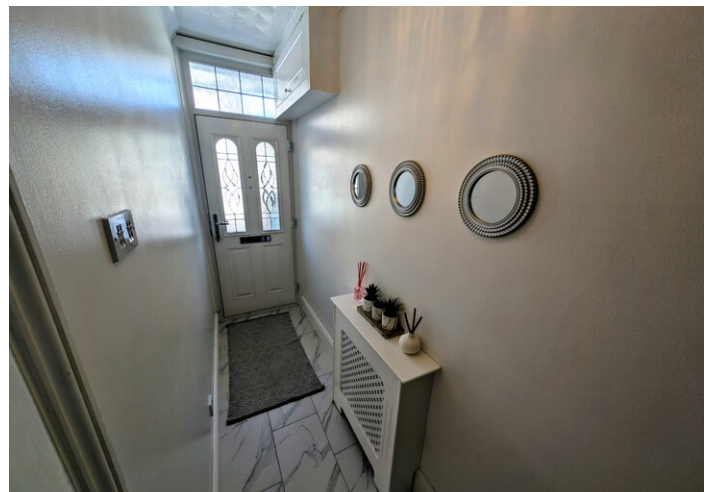
Just picture a room filled with natural light and a sense of openness. It really is a delightful room and offers a sense of tranquillity and comfort with high ceilings and dual aspect Upvc windows. The addition of an electric fireplace creates a cosy atmosphere in the cooler months. Smooth emulsion ceiling with attractive cornice and ceiling roses. Smooth emulsion walls. 7 inch Taurus skirting boards. Attractive modern laminate flooring. Radiators and power points. Double glass doors leading to kitchen diner living room.



Kitchen Diner

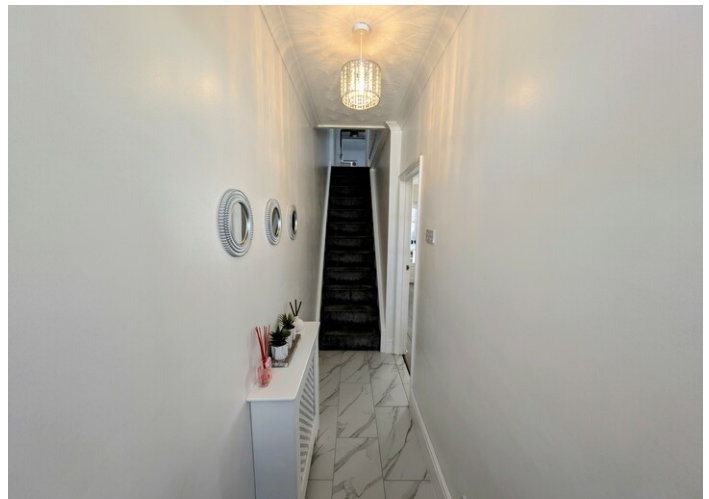
7.09 m x 2.91 m

The kitchen diner is a spacious stylish haven! With room for a sofa and table and chairs, modern gloss base and wall units in cashmere with complimentary worktops really do exude sophistication. There is an integrated fridge freezer, fan oven and built in 4 zone gas hob which adds convenience and a seamless look to the space, making it both functional and chic. Smooth emulsion ceiling. Smooth emulsion walls. Radiator. Power points. Upvc windows to the side.



Landing

Artex ceiling and smooth emulsion walls. Carpets laid. Door leading to all 3 bedrooms. Staircase to attic space.



Bedroom 1

4.16 m x 2.17 m

A lovely size double bedroom with ample space for all your bedroom furniture, Upvc windows to the front, and laminate flooring adding a touch of modern elegance. It's a great retreat at the end of your day and is perfect for relaxation and comfort. Artex ceiling and smooth emulsion walls. Radiator. Power points.



Bedroom 2

3.70 m x 2.91 m

Another spacious double bedroom which again is light and airy. Artex ceiling and smooth emulsion walls. Upvc windows to the side. Radiator. Power points. Carpets laid.



Bedroom 3

3.23 m x 1.78 m

Artex ceiling and smooth emulsion walls. Laminate flooring. Upvc window to the front. Radiator. Power points.



Upstairs Bathroom

2.96 m x 2.08 m

Delightful bathroom with pear shaped bath tub with shower over. Wash hand basin set in vanity unit. WC. Floor to ceiling white ceramic tiles with mosaic band. Artex ceiling. Tiled flooring. Upvc window to the rear. Chrome heated towel rail.

Attic Space

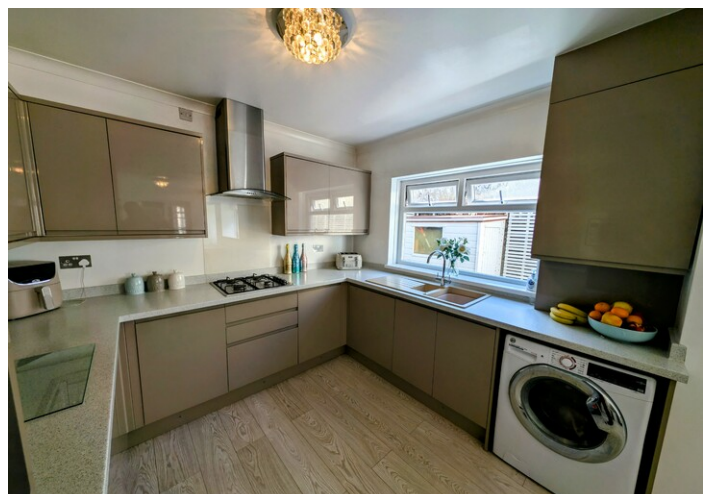
4.51 m x 3.20 m

Attic space with dual aspect velux windows with exposed beams. Great addition of space. Radiator. Power points. Carpets laid.



Rear garden

Great use of space here in the sunny aspect rear garden. Completely maintenance free with patio laid and attractive modern horizontal fencing. Storage shed. Access to the front of the property.





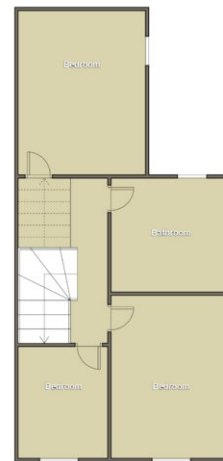




EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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