



**Glen Close, Mountain Ash.
CF45 3DL**

**FOR SALE
£299,950**



- **DOUBLE GARAGE & OFF ROAD PARKING**
- **CLOSE TO MOUNTAIN ASH TOWN CENTRE**



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Property Description

*** DETACHED BUNGALOW SITUATED OVER TWO PLOTS ***

An amazing opportunity to purchase this detached bungalow which is of a generous size and complimented with wrap around gardens.

This plot is sure not to disappoint any keen gardener or sun worshipper.

The property is well presented and bungalows like these do not come on the market very often.

A truly beautiful and welcoming home with lots to offer and viewing is highly recommended.

Situated on the corner of a cul-de-sac in the quiet location of Glenboi, just on the outskirts of Mountain Ash town centre.

Train station a short stroll away and the town centre of Mountain Ash can be reached by foot or a short drive away providing shops, GP surgery, hospital and a further train station.

The A470 can be easily reached providing access to Cardiff and the Heads of the valley link roads.

ACCOMMODATION: Entrance porch, hallway, lounge, bathroom, kitchen and 2 bedrooms. Double garage with driveway in front for 2 vehicles.

ENTRANCE PORCH

1.00 m x 1.00 m

Entrance via a white uPVC front door. Emulsion walls and ceiling. Tiled flooring. Door leading to hallway.

HALLWAY

5.30 m x 1.30 m

Laminate flooring. Wallpaper walls. Artex ceiling with coving. Attic access. Door leading to storage cupboard. Doors leading to lounge, two bedrooms, kitchen and bathroom.

LOUNGE

4.70 m x 3.30 m

Beautiful uPVC bay window to the front. Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. Marble effect fire surround housing electric log burner effect stove.

BATHROOM

2.50 m x 1.70 m

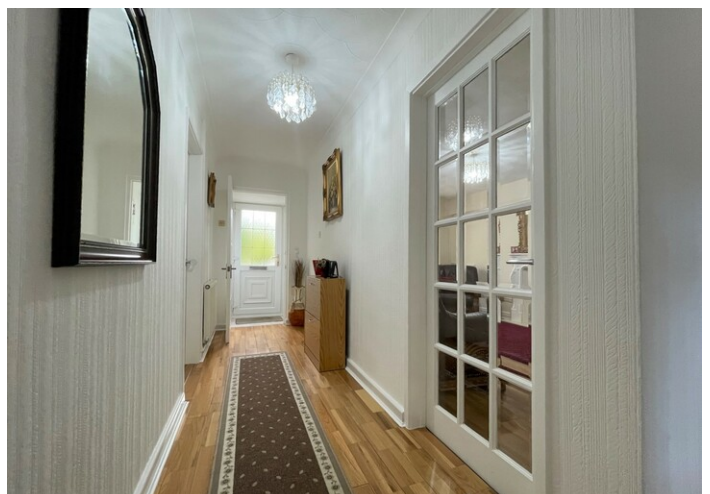
Three piece suite in white comprising bath with waterfall taps and a fantastic power shower with jets, bi fold glass shower screen, w.c and wash hand basin with vanity unit. Emulsion ceiling with sunken spotlights. Tiled walls and floors. Radiator. uPVC window to the rear with frosted glass.

KITCHEN

3.70 m x 3.00 m

Ample base and wall units in white with a complimentary black work surface. Built in oven and halogen hob with extractor hood. Emulsion ceiling with sunken spotlights. Emulsion walls with tiles around work surfaces. Laminate flooring. Stainless steel sink unit. Radiator. Power points. Larder cupboard housing combi boiler. uPVC window and French doors leading to the rear garden.

BEDROOM 1



5.30 m x 2.90 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC bay window to the front.

BEDROOM 2

3.70 m x 3.10 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

EXTERIOR

EXTERIOR

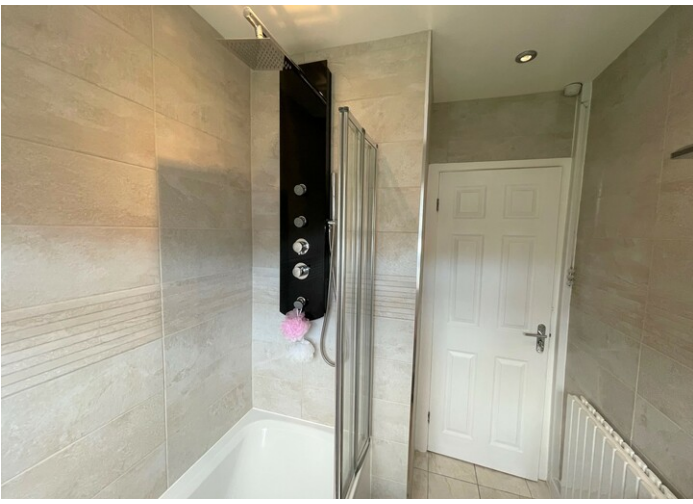
Front - Pathway leading to front door. Tiered gardens laid with lawn and mature shrubs. Bench underneath front window, ideal to sit and watch the world go by. Side walkway with gate leading to rear garden. Steps up to double garage with driveway in front for 2 vehicles.

Side - Good size side garden with views of the local mountain side. Gate leading to the rear garden.

Rear - Enclosed rear garden with a patio and decked section. Gardeners and sun worshippers paradise.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN

GROUND FLOOR



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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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