



# T Samuel Estate Agents

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**Glenbrook**

**Mountain Ash, CF45 3DH**

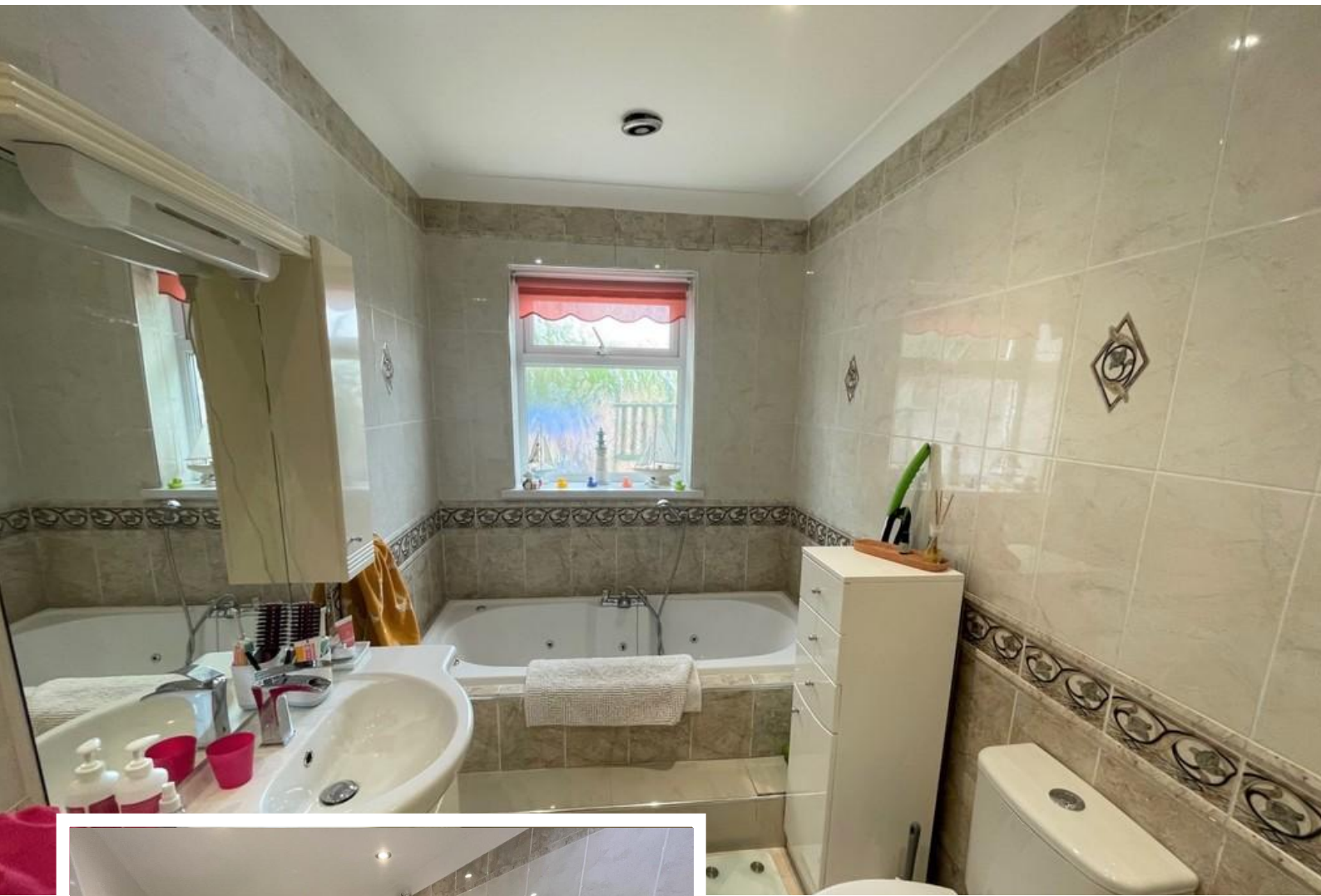
**FOR SALE**

- **SPACIOUS 3 BEDROOM SEMI DETACHED BUNGALOW**
- **DETACHED GARAGE**
- **CUL DU SAC LOCATION**
- **CONSERVATORY**

**£245,000**







## Property Description

This 3 bedroom semi-detached bungalow is located in a peaceful cul du sac in Glenboi Mountain Ash. This property offers a lot of privacy as its situated in a secluded corner plot.. It features a spacious living area with double patio doors that open up to a sunny garden. Open plan kitchen. 3 bedrooms, office and bathroom. Leading from the office is the conservatory which is a great addition to the property with stunning views over the local mountainside. If you are looking for a family home which is close to all amenities with the added advantage of being close to the Taff Trail for walks and bike rides then look no further. Close to all amenities, Schools & Health centre. Conveniently located 10 minutes from the A470 and is just a short walk from the train station

### HALLWAY

15' 11" x 5' 1" (4.86m x 1.57m) Entrance to the property is via Upvc front door with adjacent side windows making the hallway full of natural light. Artex ceiling with coving and ceiling rose. Wall papered walls. Radiators and power points. Loft hatch. Useful storage cupboard. Doors leading to all bedrooms, office and kitchen





### LIVING ROOM

21' 6" x 14' 2" (6.56m x 4.34m) The living room is generously sized with plenty of space for a family. UPVC double patio doors leading onto the rear garden. Door leading to the bathroom. Smooth ceilings and emulsion walls. Carpeted floor. Radiators and power points

### KITCHEN

16' 8" x 9' 4" (5.10m x 2.85m) Access to the kitchen is directly from the hallway and is open to the living room. A range of painted base and wall units. Stainless sink and taps over looking the Upvc window to the garden. Plumbing for washing machine. Integrated fan oven with ceramic hob with extractor fan. Smooth ceiling and part tile/part emulsion walls. Grey washed laminate flooring. Radiator. Power points. Combination boiler



### CONSERVATORY

9' 10" x 7' 11" (3.02m x 2.42m) The uPVC conservatory which leads from the office/second sitting room really is a quiet place to relax. it is over looking the side and rear gardens with lovely views over the mountainside

### BATHROOM

13' 6" x 5' 9" (4.12m x 1.77m) Four piece bathroom suite in white comprising bath, WC, wash hand basin with vanity unit & freestanding shower. Chrome heater towel rail. Smooth emulsion ceiling. Attractive wall tiles floor to ceiling. . uPVC window to the rear with frosted glass.



### BEDROOM 3

This bedroom is currently used as a guest bedroom but is also perfect as a dining room as leads into the conservatory through double French doors

### BEDROOM 1

17' 5" x 11' 1" (5.33m x 3.39m) Lovely size master bedroom with fitted wardrobes. Artex ceiling with coving. Wall papered walls. Carpeted floor. uPVC window to the front of the property with white wooden shutter. Radiator. Power points

### BEDROOM 2

12' 7" x 9' 4" (3.84m x 2.86m) Double bedroom with artex ceiling with coving. Wall papered walls. Laminate flooring. uPVC window to the front of the property. Fitted wardrobes. Radiator and power points

### OFFICE

9' 8" x 7' 11" (2.96m x 2.43m) This room is currently used as an office but would lend itself to many uses including a 4th bedroom. Artex ceiling and emulsion walls. UPVC window to the side of the property. Laminate flooring. Radiator. Power points







### DETACHED GARAGE

16' 4" x 10' 0" (5.00m x 3.06m) Detached garage is accessed from the road. Benefits from electric lights and garage door.

### FRONT GARDEN

The walled front garden has steps leading down to the bungalow. The detached garage is to the left. The garden is pretty well established and has beautiful acer trees and mature shrubs. The pathway leads you to the front door and side access to the rear garden

### REAR GARDEN

Access to the rear garden from the house is via the double French doors from the living room and also the conservatory. There is a paved area with ample space for garden furniture. Leading onto a decked area which is a perfect spot for those warm summer evenings and sunny afternoons. This area is surrounded by wooden fencing making it quite private. A great feature of the garden is the summer house which houses a sauna !! Garden shed and pathway to the front of the property







#### Misdescriptions Act 1991

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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