



**Golwg y Mynydd Darranlas
Mountain Ash.**

FOR SALE
£625,000



- **5 BEDROOM DETACHED RESIDENCE**
- **4 BATHROOMS**
- **POTENTIAL FOR MULTI GENERATIONAL LIVING**



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Property Description

T Samuel Estate Agents proudly bring to market Golwg Y Mynydd, situated on Llanwonno Road, Mountain Ash.

Prepare to be wowed by this impressive and meticulously designed five-bedroom detached residence, self-built in 2020 to a high specification. This stylish and expansive home offers an abundance of space and versatility, making it ideal for modern family living. With four beautifully appointed bathrooms, it's perfectly suited for larger families or those seeking the flexibility of multi-generational accommodation.

At the heart of the home lies a magnificent open-plan kitchen and everyday living area, flooded with natural light and perfect for both relaxed family time and stylish entertaining. A generously proportioned and elegant living room offers a peaceful retreat for more formal occasions. Amazing separate living room with modern feature fireplace. Utility and drying room with cloakroom. The first floor has the amazing master suite with dressing room and en suite and 2 further bedrooms with Jack and Jill bathroom suite.

The property features an integral double garage with an adjoining multi-purpose room, presenting exciting potential for conversion into a self-contained annexe, home gym, or creative studio. Additional highlights include a dedicated home office, a fully fitted man cave, and extensive off-road parking for multiple vehicles.

Built with comfort, convenience, and peace of mind in mind, the home benefits from a state-of-the-art CCTV security system and an integrated water sprinkler system. Outside, the low-maintenance landscaped garden provides the perfect outdoor space to relax and unwind, while the property's elevated position offers breathtaking, uninterrupted views across the valley.

From the moment you arrive, you'll be captivated by the quality, space, and setting of this unique home—wait to be wowed by everything it has to offer.

Golgwg y Mynydd is situated close to Mountain Ash which is 20 north of Cardiff. The town offers local shops, health centre, library and train station. For families Primary and Secondary schools are near by. Play/Skate Park and outdoor pool in the summer months. Along with tennis courts.

Close by is the A470 giving easy access to Cardiff & beyond.

Viewing is highly recommended to appreciate what this amazing property has to offer!!

Entrance Porch

2.31 m x 1.02 m

Entrance to the property is via a modern uPVC front door, approached by an elegant set of sweeping steps that provide a welcoming first impression. Inside, the entrance area features a smooth emulsion ceiling with recessed spotlights, complementing the clean and contemporary finish of the emulsion-painted walls. Quality laminate flooring has been laid offering a stylish and low-maintenance surface. Under floor heating is throughout the first floor. A Dordogne oak door leads through to the main hallway, enhancing the sense of warmth and refinement from the moment you step inside.



Hallway

5.54 m x 4.56 m

A spacious and welcoming hallway sets the tone for the rest of the home, featuring high-quality oak doors that provide access to the kitchen and everyday living area, the main living room, cloakroom, and two of the bedrooms. A staircase rises to the first floor, while a second staircase leads down to the integral garage, offering a practical and well-thought-out layout. The hallway benefits from plush fitted carpets and underfloor heating, ensuring comfort underfoot. Finished with smooth emulsion ceilings complete with recessed spotlights and smooth emulsion walls, the space is both bright and contemporary. A convenient storage cupboard is also located within the hallway, ideal for coats, shoes, or household essentials.



Cloakroom

2.11 m x 1.36 m

Convenient WC and wash hand basin set in modern vanity unit with multiple storage cupboards. Smooth emulsion ceiling with spots. Laminate flooring laid.



Kitchen/Everyday living

9.43 m x 7.74 m

This spacious kitchen and everyday living area is an absolute delight, offering a bright and welcoming space ideal for both family life and entertaining. uPVC windows to the side and rear allow natural light to flood the room, while French doors provide direct access to the garden, creating a seamless indoor-outdoor connection. The room is finished to a high standard with a smooth emulsion ceiling fitted with recessed spotlights, smooth emulsion walls, and quality laminate flooring. Ample power points are positioned throughout, adding to the functionality of this versatile and well-designed living space.

Beautifully fitted with a contemporary range of cashmere high-gloss units, perfectly complemented by solid oak worktops for a warm and stylish finish. Integrated appliances include a high-spec Neff 'Hide and Slide' oven and matching microwave, along with a built-in dishwasher and waste disposal unit. A sleek sink unit is fitted with a modern hot water tap for added convenience.



Utility Room

3.13 m x 2.15 m

A convenient and well-designed utility room continues the seamless style of the kitchen, featuring matching cashmere high-gloss units for a cohesive and contemporary finish. A uPVC window to the rear allows for natural light, while practical plumbing is in place for both a washing machine and tumble dryer. Adding further functionality, the property also benefits from a purpose-built drying room—ideal for keeping laundry out of sight and ensuring wet clothes are no longer a concern on rainy days.



Formal Living room

5.52 m x 4.71 m

The living room is accessed gracefully from the hallway, offering a welcoming and refined entrance to this comfortable space. The ceiling features a smooth emulsion finish with recessed spot lighting, creating a contemporary and sophisticated ambiance. The walls are also finished with a smooth emulsion, providing a clean and polished look, complemented by plush carpeting throughout for added comfort.

A UPVC window to the front of the room allows natural light to flood the space, enhancing its bright and airy feel. The focal point of the room is an attractive modern media wall, thoughtfully designed to accommodate a flat-screen television, with an inset feature fire that adds both warmth and a stylish centerpiece. This well-appointed living area is perfect for relaxing, entertaining, and creating memorable moments with family and friends.



Bedroom 1

5.49 m x 3.43 m

The first-floor bedroom is a spacious and inviting retreat, featuring a smooth emulsion ceiling with recessed spotlights, freshly painted emulsion walls, and plush carpeting underfoot. A uPVC window to the front floods the room with natural light, while offering ample space to accommodate all your essential bedroom furniture. A door provides direct access to the ensuite shower room, which boasts a state-of-the-art corner shower, a contemporary white gloss WC and wash hand basin, and a stylish designer heated towel rail for added comfort and luxury.



Bedroom 2

4.36 m x 4.14 m

A spacious, light, and airy double bedroom featuring smooth emulsion walls and ceiling, with fitted carpet flooring. A large uPVC window to the rear allows for excellent natural light. The room benefits from a walk-in dressing room, complete with a side-facing uPVC window, providing additional space and functionality.

En-Suite Bathroom

A modern en-suite bathroom comprising a contemporary fitted suite, including a walk-in shower, wash hand basin set within a vanity unit, and low-level WC. Finished to a high standard with smooth emulsion ceiling and recessed spotlights, the room is fully tiled from floor to ceiling for a sleek and low-maintenance finish.

Master bedroom

6.87 m x 6.72 m

This exceptionally spacious master suite boasts a stunning vaulted ceiling with inset spot lighting, creating an airy and elegant atmosphere. A large uPVC window to the front frames breathtaking views of the surrounding mountainside, offering a tranquil retreat to unwind after a long day.

Step through to the dedicated dressing room, complete with extensive built-in storage and a Velux window that fills the space with natural light. Plush carpets add warmth and comfort throughout.

The en-suite bathroom features a contemporary double shower, WC, and wash hand basin set within a stylish vanity unit. High-end finishes include striking split-face tiling and an attractive heated towel rail, while a side-facing uPVC window provides both ventilation and additional light.

Bedroom 4

5.94 m x 3.99 m

Another great size double bedroom with upvc window to the front with amazing views. Smooth emulsion ceilings with spots. Radiator. Carpets fitted. Lots of storage space under eaves too!! Access to the Jack and Jill bathroom en suite.

Bedroom 5

6.88 m x 6.46 m

Smooth emulsion ceiling with spots. Emulsioned walls. Carpets laid. Upvc window to the rear with mountainside views. Radiator. Power points.

Garage

7.47 m x 5.85 m

This impressive property features a generously proportioned double garage, providing ample space for multiple vehicles or additional storage. The garage is accessed via a secure roller shutter door, ensuring ease of entry and security. For added convenience, there is direct internal access to the property through a fire-rated door, which leads to a staircase ascending to the main hallway, facilitating seamless movement between the garage and the living space.

The garage also benefits from a versatile rear multi-use room, ideal for a variety of purposes such as a workshop, gym, or additional storage area, offering flexibility to meet your individual needs.

Additional features include a separate WC for convenience and a well-appointed rear kitchen area fitted with modern units and a sink unit, perfect for everyday use. The property also includes a dedicated boiler room and further storage space at the rear, providing practical solutions for organization and utility needs.

Mancave/ladies lounge/Teenages Timeout

6.47 m x 5.50 m

This exceptional space offers an ideal retreat, whether you envision it as a men's cave, a ladies' lounge, or a teenagers' timeout zone. The room is designed to be a cosy sanctuary, featuring a log burner fitted to create a warm and inviting atmosphere—perfect for relaxing on chilly evenings.

The area boasts ample space for comfortable furniture arrangements, allowing you to tailor it to your personal style and needs. A standout feature is the built-in timber bar, adding character and functionality for entertaining friends and family. Nestled in a corner, you'll find a luxurious hot tub, providing the ultimate relaxation spot for unwinding after a busy day and enjoying peaceful evenings.

Access to the garden is seamless via UPVC patio doors, flooding the space with natural light and offering a fantastic connection to outdoor living. This versatile and charming retreat is sure to be a cherished part of your home, perfect for relaxation, entertaining, and creating lasting memories.

Home Office

3.35 m x 2.45 m

Convenient home office accessed from the garden via Upvc door. Power points. Convenient WC.
Great space for a multitude of uses.

Front garden

Secure and Attractive Entrance with Ample Parking

The property is accessed via secure electric pedestrian gates and driveway gates, providing both convenience and privacy. The spacious driveway offers multi-vehicle off-road parking, making it ideal for families or visitors. The front garden is beautifully landscaped with a variety of shrubs and low-maintenance slate laid throughout, creating an inviting and tidy appearance.

There is also easy, maintenance-free side access leading to the rear of the property, offering practicality and convenience for gardening or outdoor activities. Approach to the front door is via elegant sweeping steps, enhancing the property's kerb appeal and providing a grand entrance.

Rear garden

This property benefits from a beautifully designed, maintenance-free rear garden, ideal for outdoor enjoyment with minimal effort. The garden features durable patios and artificial grass, creating a lush, green appearance year-round. To the rear, decorative stone gabion baskets add a stylish and contemporary touch.

An expansive patio area provides an excellent space for outdoor dining and entertaining, enclosed by elegant glass and chrome fencing that allows unobstructed views of the nearby mountainside. The garden is equipped with outdoor sockets, making it convenient for outdoor lighting, appliances, or entertainment.

Access to the garden is seamlessly provided via double patio doors from the property, blending indoor and outdoor living spaces effortlessly. This low-maintenance yet visually stunning garden offers a perfect backdrop for relaxing and enjoying the scenic surroundings.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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