



**Sierra Pines, Glenboi.  
CF45 3DS**

**FOR SALE  
£130,000**



- **TWO BEDROOMS**
- **STUNNING VIEWS FROM BALCONY**
- **ALLOCATED PARKING TO THE REAR**



**2**



**1**



**1**



## **Property Description**

T Samuel Estate Agents bring to market this charming two-bedroom linked property located in the desirable Sierra Pines area of Mountain Ash.

The ground floor features a modern kitchen and a spacious living room, complete with UPVC patio doors that open onto the rear garden.

On the first floor, you'll find a landing leading to the master bedroom, which boasts a balcony offering breathtaking views. The second bedroom, situated at the front, includes a built in storage cupboard. Completing the floor is a modern shower room, featuring a WC, a wash hand basin, and a convenient corner shower. Convenient front and rear gardens with off road parking for 2 vehicles.

Situated in a quiet and convenient position close to the train station. Short drive away from A470 and heads of the valleys link roads.

Primary and secondary schools are nearby. Local to Mountain Ash Town centre with its selections of shops. Aberdare town centre is a short drive with its supermarkets and good selection of shops and restaurants.

## **KITCHEN**

3.70 m x 2.16 m

Artex ceiling and smooth emulsion walls . Attractive light oak effect kitchen with complimentary worktops. Space for white goods. ceramic tiled floor and attractive tiled splash back . Door leading to first floor and door leading to living room.

---



## **LIVING ROOM**

4.61 m x 3.16 m

Light and airy living room with job patio doors and upvc window to the rear with amazing views over the mountainside. Aztec ceiling and smooth emulsion walls with laminated flooring. Radiator. Power points.

---



## **BEDROOM 1**

3.34 m x 2.60 m

Artex ceiling and smooth emulsion walls with dado rail. Upvc door leading to balcony with far reaching fabulous views. Radiator. Power points.

---



## **BEDROOM 2**

3.55 m x 2.60 m

Artex ceiling and smooth emulsion walls with dado rails. Radiator. Power points. Laminated flooring. upvc velux window and upvc window to the front.

---

## **FIRST FLOOR BATHROOM**

2.05 m x 1.92 m

Smooth emulsion ceiling and partially smooth emulsion walls. Wall tiles and ceramic floor tiles. wash hand basin and wc . convenient corner shower. upvc window to the rear.









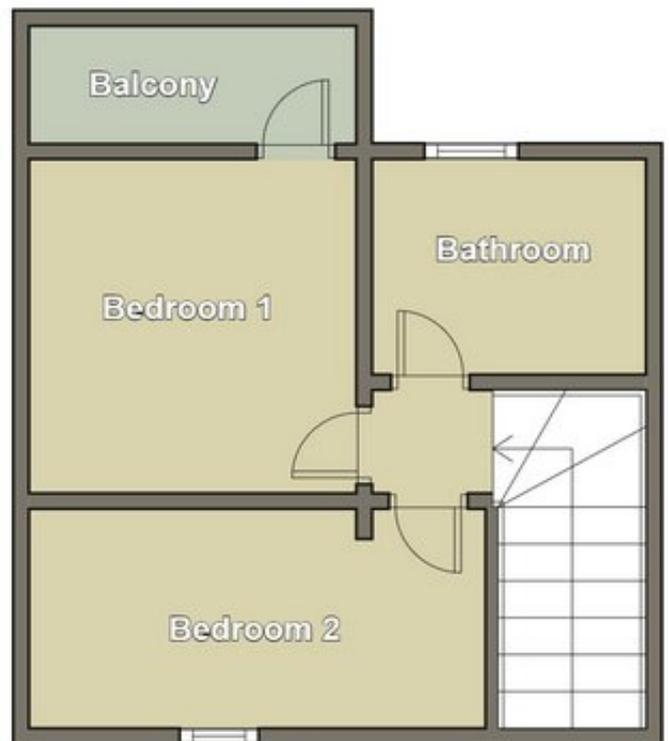
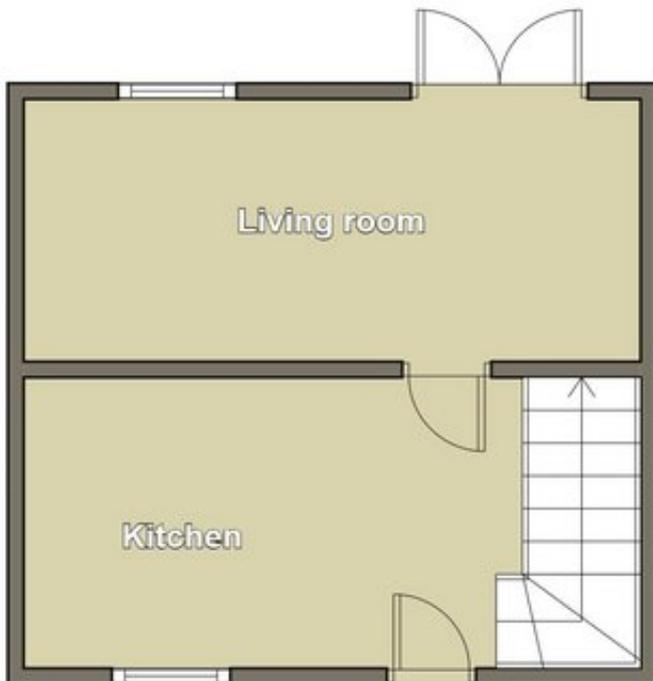




# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.