



**Kingcraft Street, Mountain
Ash. CF45 3LT**

FOR SALE
£160,000



- **ATTIC SPACE**
- **THREE BEDROOMS**
- **EN-SUITE TO MASTER BEDROOM**



3



2



1



Property Description

This charming front-forecourt property has recently undergone a thoughtful modernisation, offering a perfect blend of contemporary style and practical living. The extensive upgrades include a new kitchen, new flooring throughout, and a new roof to the kitchen and bathroom area, ensuring peace of mind for years to come. The home also benefits from new internal doors, a brand-new en-suite to the master bedroom, and new uPVC windows and doors, all of which add a fresh, modern feel to the property.

Conveniently located just a stone's throw from a local primary school, this home is perfect for families. You'll also find Mountain Ash Town Centre within walking distance, providing easy access to a range of shops, cafes, and amenities. For those who enjoy outdoor activities, the property is close to a local play and skate park, and just a short stroll from the stunning local mountainside, ideal for walks and outdoor adventures.

With the modernisation complete, this property is move-in ready and offers the perfect balance of indoor comfort and outdoor convenience. Don't miss out on the opportunity to make this beautiful house your new home – contact us today to arrange a viewing!

The property is to be sold with vacant possession and no onward chain.

ENTRANCE HALL

Step inside through the stylish anthracite grey door into the hallway with emulsion walls and ceiling, creating a clean and modern ambiance. The durable laminate flooring adds a practical yet chic touch, complemented by a radiator to keep things cosy. Stairs to the first floor with a handy storage area underneath, perfect for hanging coats and storing shoes. Completing this space are elegant oak doors, featuring three clear glazed vertical panels, which seamlessly connect the hall to both the lounge and the kitchen, letting natural light flow beautifully through the home.



LOUNGE/DINER

6.59 m x 4.15 m

Step into a generously sized lounge-diner, perfect for relaxing evenings or entertaining guests. The room is finished with emulsion walls and ceiling, providing a neutral and fresh backdrop ready for your personal touch. The laminate flooring continues here, tying the space seamlessly to the entrance hall, while two radiators ensure year-round comfort. Multiple power points cater to all your modern living needs. A large uPVC window to the front fills the room with natural light, creating a warm and welcoming atmosphere.



KITCHEN

4.89 m x 3.10 m

A chef's delight, this modern kitchen offers both style and practicality. Fitted with ample base and wall units in a clean white wood finish with sleek black handles, it provides generous storage options, including handy larder units. The complementary wooden work surface and breakfast bar make this kitchen not only functional but a great spot for casual dining or morning coffee. Cooking is a pleasure with the built-in oven and hob, topped with an extractor hood, while the integrated dishwasher and fridge-freezer add a touch of convenience. The white sink



unit and drainer, paired with a striking black tap, tie together the modern aesthetic. For finishing touches, the emulsion ceiling is fitted with sunken spotlights, creating a bright, well-lit workspace. The emulsion walls are complemented by stylish tiles around the work surface area, while the tiled flooring ensures durability and easy maintenance. A radiator and multiple power points complete the space. Natural light floods in thro



INNER HALLWAY/UTILITY AREA

2.65 m x 1.11 m

A practical and versatile space, the inner hallway/utility area is finished with emulsion walls and ceiling for a fresh and seamless look. The tiled flooring not only ensures durability but also ties the space beautifully with the adjacent kitchen. Equipped with plumbing for an automatic washing machine, this area doubles as a convenient utility space, keeping laundry tasks tucked neatly away. A radiator and power points provide added functionality, while the oak door leads to the downstairs bathroom. Access to the outdoors is a breeze through the uPVC door at the rear, making this space perfect for busy households.



DOWNSTAIRS BATHROOM

2.52 m x 2.10 m

The modern downstairs bathroom boasts a white suite that combines style and functionality. It includes a bath with a double-head shower overhead, complete with a modern glass screen, ensuring a luxurious bathing experience. The wash hand basin, set within a practical vanity unit, and a WC complete the suite. The emulsion ceiling with sunken spotlights creates a bright and fresh atmosphere, while the emulsion walls are complemented by tiles around splashback areas, adding a practical and stylish finish. The tiled flooring is durable and easy to maintain. A radiator ensures the space stays warm and cosy, and the uPVC



window with frosted glass allows for natural light while maintaining privacy.

LANDING

The landing offers a bright and functional space, finished with emulsion walls and ceiling for a cohesive look. Carpet flooring adds a touch of comfort underfoot, making it a warm transition area between rooms. From the landing, you'll find stairs leading to the attic space, ideal for additional living or storage options. There's also loft access for even more storage convenience. Beautiful oak doors provide access to the three bedrooms, continuing the stylish theme found throughout the home.

BEDROOM 1

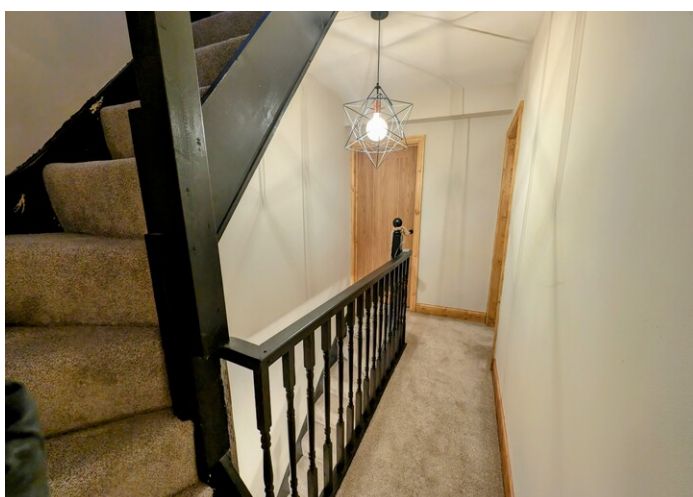
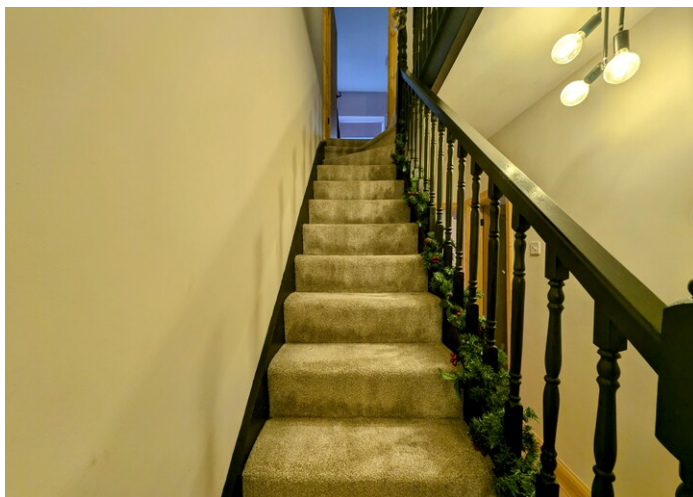
4.07 m x 3.27 m

A spacious and serene retreat, Bedroom 1 is finished with emulsion walls and ceiling, creating a neutral and relaxing ambiance. The carpet flooring adds warmth and comfort, making it the perfect space to unwind. A radiator for added warmth and ample power points for modern living needs. The uPVC window to the front allows for plenty of natural light to brighten the room. An oak door leads directly to a private en-suite, enhancing the convenience and luxury of this room.

BEDROOM 2

3.29 m x 3.28 m

A versatile and cosy space, featuring emulsion walls and ceiling for a clean, modern look. The carpet flooring provides warmth and comfort underfoot, making it ideal for a bedroom or home office. This room houses the wall-mounted boiler, efficiently tucked away. A radiator keeps the space warm and inviting, while multiple power points accommodate all your electrical needs. The uPVC window to the rear offers a view of the garden and allows natural



light to fill the room, creating a bright and welcoming atmosphere.

BEDROOM 3

3.49 m x 3.48 m

A bright and inviting space, finished with emulsion walls and ceiling for a fresh, neutral appearance. The carpet flooring adds comfort and warmth, making it perfect for a bedroom, nursery, or study. A radiator ensures the room stays cosy throughout the seasons, while multiple power points provide practicality for modern living. The uPVC window to the rear lets in plenty of natural light, offering a pleasant view of the garden.

ATTIC SPACE

The attic space is a fantastic bonus area, finished with emulsion walls and ceiling, creating a bright and inviting atmosphere. The carpet flooring enhances comfort. Under-eave storage ensures there's plenty of room to keep items tucked away but easily accessible. The inclusion of power points adds versatility to the space, while the Velux window at the rear floods the area with natural light and offers a delightful view.

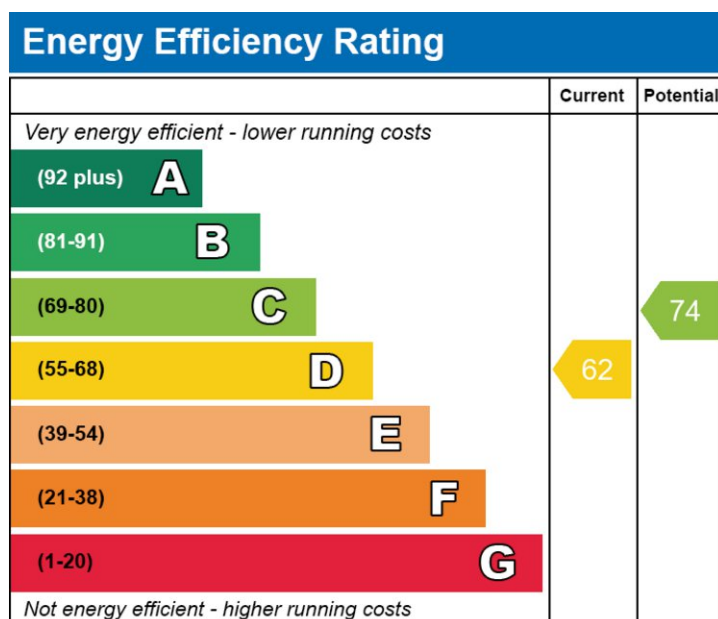
EXTERIOR

Concrete section, ideal for bistro table and chairs to sit and relax with a morning coffee. Steps leading to a pathway with lawn either side leading to block built storage shed. Amazing views of the surrounding mountains.





EPC



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.