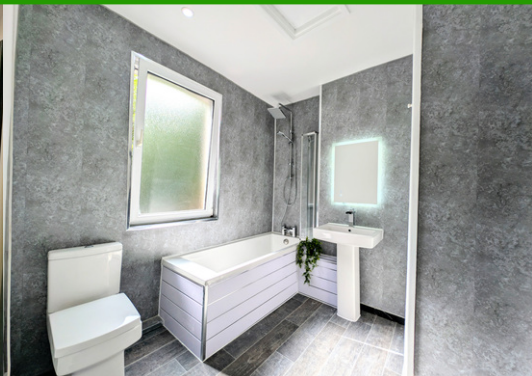




**Glen Cottage, Darran Road,
Mountain Ash. CF45 3HG**

FOR SALE
£139,000



- **THREE BEDROOMS**
- **VERANDAH WITH VIEWS TO THE FRONT**
- **RECENTLY MODERNISED TO A HIGH STANDARD**



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Property Description

This beautifully renovated three-bedroom end-of-terrace cottage offers the perfect combination of character and contemporary comfort. Fully refurbished from top to bottom, it's ready for immediate occupation—ideal for first-time buyers, families, or investors looking for a high-quality, move-in-ready home.

Positioned in the heart of the town centre, the property is just a short walk from local shops, the GP surgery, train station, and primary schools. For commuters, the A470 is only minutes away, offering convenient access to Cardiff and beyond.

Step inside to find a spacious lounge, finished to a high standard with smooth emulsion walls and ceilings, newly laid carpet, and French doors that open out onto a recently constructed decked verandah. This stunning outdoor space provides an elevated position with uninterrupted views across the surrounding valleys—ideal for relaxing or entertaining. The flow from lounge to verandah creates a wonderful sense of light and space.

The stylish kitchen is equally impressive, fitted with sage green shaker-style base and wall units, complemented by solid wooden work surfaces. A built-in oven and hob, sleek glass splashback, and extractor hood offer both function and flair, while a stainless steel sink unit, chrome power points, and a contemporary black vertical radiator complete the look. A uPVC side door provides direct access to the garden.

Upstairs, the home continues to impress with three well-proportioned bedrooms, a modern family bathroom, and thoughtful details throughout—including a Bluetooth LED mirror, dual-head shower, and attractive finishes. Smooth emulsion walls, new carpets, and tasteful fittings run throughout the property.

Outside, the decked verandah leads down to a private, enclosed garden area with wooden fencing—offering a blank canvas for you to make your own. A pathway runs along the side and rear of the home for easy access.

The property also benefits from an insurance-backed 5-year Japanese knotweed treatment plan, with a 10-year guarantee in place—meaning it's fully managed and will not impact mortgage approval.

A beautiful home in a sought-after location with style, comfort, and scenery—early viewing is highly recommended.



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ENTRANCE HALL

Welcoming entrance hall accessed via a uPVC door to the side of the house, featuring an attractive stained glass panel with the house name elegantly engraved. The space is finished with smooth emulsion walls and ceiling, complemented by newly laid carpet flooring. A built-in cupboards discreetly house both the electric and gas meters. The hallway includes a radiator for warmth and provides access to the lounge, as well as stairs leading to the first floor.



LOUNGE

6.87 m x 3.66 m

A bright and beautifully presented lounge featuring newly laid carpet and smooth emulsion walls and ceiling, creating a fresh and inviting feel. The standout feature of the room is the uPVC French doors, opening out onto a recently constructed decked verandah—perfect for enjoying the breathtaking views of the surrounding valleys.

A contemporary wall-mounted electric fire with ambient lighting adds a stylish focal point and cosy atmosphere. The room also includes two uPVC windows to the side, two radiators, multiple power points, a door to a handy understairs storage cupboard, and an open entrance into the kitchen—ideal for modern, flowing living.



KITCHEN

4.40 m x 2.43 m

A stylish and well-appointed kitchen featuring sage green wood base and wall units, complemented by solid wooden work surfaces. The built-in oven and hob sit beneath a sleek glass splashback with a modern extractor hood above, while the stainless steel sink unit is conveniently positioned within the worktop layout.

The kitchen is finished with smooth emulsion walls and ceiling, a contemporary vertical black radiator, and chrome power points for a modern touch. Natural light flows in through a uPVC side window, and a uPVC door provides direct access to the exterior—perfect for both everyday living and entertaining.



LANDING

A light and airy landing finished with smooth emulsion walls and ceiling, and newly laid carpet for a fresh, modern feel. Doors lead to all three bedrooms and the upstairs bathroom. The landing also benefits from power points and access to the attic, offering additional storage potential.



UPSTAIRS BATHROOM

2.57 m x 2.39 m

A beautifully finished family bathroom featuring a modern white three-piece suite comprising a bath with overhead dual-head shower and a sleek bi-fold shower screen, a WC, and a wash hand basin with waterfall tap. Above the basin sits an illuminated LED mirror with built-in Bluetooth speaker, adding a touch of luxury and functionality.

The space is styled with smooth emulsion ceiling with sunken spotlight, smooth emulsion and modern bathroom panelled walls, and easy-care vinyl flooring. A sleek black vertical radiator adds a contemporary touch, both practical and eye-catching. Additional features include a built-in storage cupboard housing the combination boiler, attic access, and a uPVC side-facing window with frosted glass for light and privacy.



BEDROOM 1

3.07 m x 2.88 m

A well-proportioned double bedroom featuring smooth emulsion walls and ceiling, complemented by newly laid carpet flooring for a fresh and cosy feel. The room includes a radiator, multiple power points, and a uPVC window to the rear, allowing in plenty of natural light.



BEDROOM 2

3.52 m x 2.53 m

A bright and inviting bedroom finished with smooth emulsion walls and ceiling, and newly laid carpet flooring. The room benefits from a radiator, power points, and a uPVC window to the front, offering pleasant views and plenty of natural light.



BEDROOM 3

2.67 m x 2.16 m

A comfortable bedroom featuring smooth emulsion walls and ceiling, along with newly laid carpet flooring. The room includes a radiator, power points, and a uPVC window to the front, providing pleasant views and natural light.

EXTERIOR

A recently built decked verandah at the front provides a serene and inviting space to unwind while enjoying breathtaking panoramic views of the surrounding mountains. This tranquil spot is ideal for relaxing, entertaining, or simply soaking in the beauty of the natural landscape.

Steps lead down to a private enclosed area bordered by wooden fencing, presenting a blank canvas ready for your personal touch.

A pathway leads around the side and rear of the property, providing easy access and additional outdoor space. Please note, there is Japanese knotweed on the grounds; however, the current vendor has secured an insurance-backed 5-year treatment plan with a 10-year guarantee, ensuring effective and managed removal. Importantly, this plan means the presence of knotweed will not affect mortgage approval.

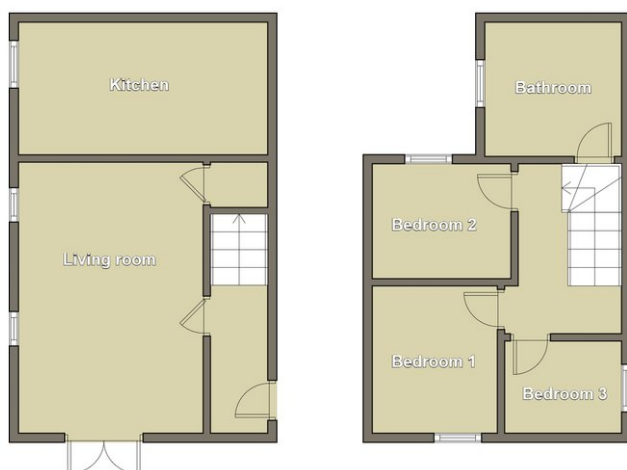






EPC

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

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