



# T Samuel Estate Agents

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**Maes Y Ffynnon**

**Ynysboeth, Mountain Ash, CF45 4AZ**

**FOR SALE**

- LOG BURNER
- DETACHED 4 BEDROOMS
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

**£299,950**







## Property Description

**\*\*\* DETACHED, 4 BEDROOMS WITH GARAGE AND OFF ROAD PARKING \*\*\***

A beautiful 4 bedroom detached property located on a quiet residential estate on the outskirts of Abercynon.

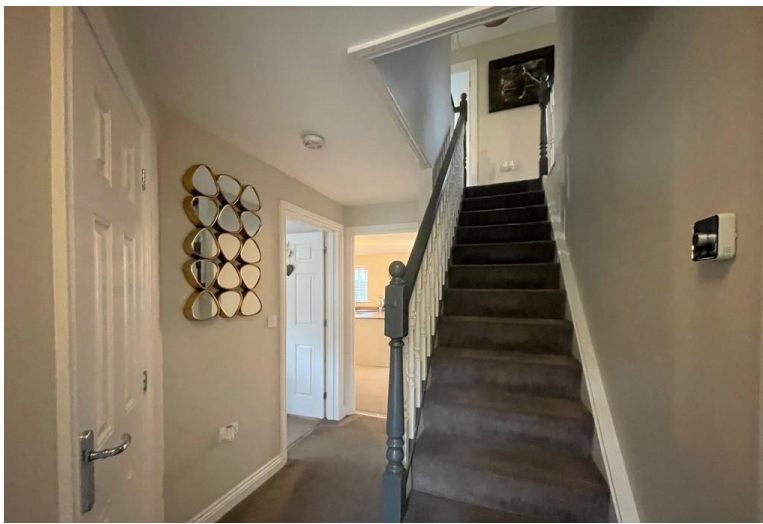
The property was built approx 15 years ago and comes with abundance of space inside and also benefits from a garage to the side with a drive way in front of the garage.

Light and airy with neutral décor and windows that cover every aspect of the property, allowing plenty of natural light to flow through.

One of the main features has to be the log burner to the lounge making the home so cosy during the winter months.

A spacious kitchen with French doors leading to the garden.

Close to a local shop for your everyday essentials and a short drive away to the village of Abercynon with it's further shops, GP surgery, primary school and train station. Within



walking distance is the Abercynon Leisure centre with it's outdoor and indoor facilities.

Excellent transport links with the local train and bus routes and the A470 is a minute's drive away providing access to Cardiff and the Heads of the valley link road.

Viewing is highly recommended.

Accommodation: Entrance hall, Lounge, downstairs w.c, reception room, kitchen/diner, family bathroom, master bedroom with en-suite and three further bedrooms. Garage and off road parking.



#### ENTRANCE HALL

Entrance via grey modern composite front door with large chrome handle down the side. Emulsion walls and ceiling. Carpet flooring. Radiator. Power points/ Wall mounted Hive system which is to remain. Doors leading to downstairs w.c, storage cupboard, two reception rooms and kitchen. Stairs to the first floor.

#### DOWNSTAIRS W.C.

5' 8" x 4' 9" (1.74m x 1.45m) White suite comprising w.c and wash hand basin with vanity unit. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Electric fuse board. uPVC window to the front with frosted glass.



#### LIVING ROOM

16' 7" x 10' 3" (5.06m x 3.14m) Feature of this living room has to be the log burner, ideal for the cosy wintry nights. Smooth emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the front with uPVC French doors leading to the rear.

#### RECEPTION ROOM 2

10' 8" x 9' 1" (3.26m x 2.79m) Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC windows to the side and rear allowing in plenty of natural light.

#### KITCHEN/DINER

16' 4" x 14' 8" (5.00m x 4.48m) Ample base and wall units in cream wood with chrome handles. Composite work surfaces with large breakfast bar. Integrated sink with modern pull down tap. Built in oven and hob. Plumbed for automatic washing machine and dish washer. Smooth emulsion walls and ceiling. Tiled flooring. Two radiators. Power points. Under stairs storage. There are four uPVC windows together with French doors leading to the garden making this a light and airy room, 2 windows to the side and 2 to the rear.



#### LANDING

Smooth emulsion walls and ceiling. Carpet flooring. Power points. Attic access. Doors leading to family bathroom and





four bedrooms. uPVC window to the rear.

#### UPSTAIRS FAMILY BATHROOM

6' 8" x 6' 0" (2.05m x 1.84m) Three piece suite in white comprising bath with shower overhead and glass screen. W.c and wash hand basin with vanity unit and shelving to the side. Tiled flooring. Radiator. Extractor fan. Smooth emulsion ceiling and emulsion and tiled walls.

#### BEDROOM 1

14' 0" x 9' 7" (4.27m x 2.93m) Measurements taken up to fitted wardrobes. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobes. Door to en-suite. uPVC windows to the side and two to the rear.



#### EN-SUITE

7' 6" x 4' 2" (2.29m x 1.28m) Large shower cubicle with w.c and wash hand basin with vanity unit beneath. Smooth emulsion walls and ceiling. Laminate flooring. Radiator. uPVC window to the side with frosted glass.

#### BEDROOM 2

13' 1" x 11' 2" (4.01m x 3.42m) Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobes. uPVC window to the front.

#### BEDROOM 3

11' 4" x 10' 0" (3.46m x 3.06m) Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Doors leading to cupboard housing Ikea wardrobe organiser and drawers.. A further door leading to cupboard housing combi boiler. uPVC window to the front.



#### BEDROOM 4

7' 5" x 6' 6" (2.27m x 1.99m) Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Fitted wardrobe. uPVC window to the rear.

#### EXTERIOR

Front - Pathway leading to composite front door and lawn section to the side.

Rear - Enclosed rear garden laid with patio and lawn.

Side - Wrought iron gates leading to driveway suitable for one vehicle in front of garage door and the garage is also suitable for one vehicle..

There is ample parking to the front and side of the property plus the driveway and garage.







#### Misdescriptions Act 1991

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	77   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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