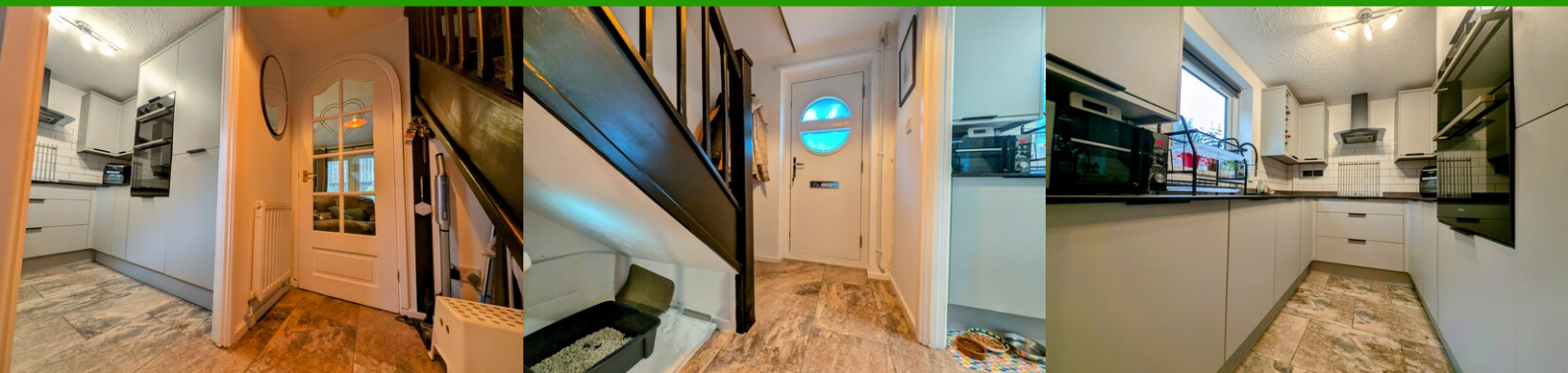




**Cwm Alarch, Mountain Ash.
CF45 3DR**

**FOR SALE
£130,000**



- **TWO BEDROOMS**
- **ALLOCATED PARKING TO THE REAR**
- **MODERN KITCHEN WITH INTEGRATED APPLIANCES**



2



1



1



Property Description

**** CHARMING SCANDINAVIAN STYLE ****

Welcome to this beautifully presented Scandinavian-style mid-terraced home, perfect for first-time buyers or those seeking a cosy retreat. This inviting two-bedroom property is just a stone's throw away from tranquil forestry, offering an ideal setting for nature lovers and outdoor enthusiasts.

Located within walking distance to a primary school and a main bus route, you'll enjoy convenient access to Mountain Ash town centre and all its amenities. The surrounding area boasts scenic walking trails, parks, and a vibrant community atmosphere, making it perfect for families and individuals alike.

Inside, you'll find a modern kitchen equipped with sleek gloss units and integrated appliances, alongside a comfortable lounge that flows seamlessly to the outdoor space. Upstairs, two bright and airy bedrooms provide a restful haven. The master bedroom features a delightful verandah, perfect for enjoying your morning coffee while taking in the beautiful views. The upstairs shower room adds practicality, ensuring convenience for you and your guests.

The exterior features a gated entrance with a charming front garden, along with a rear patio area that's perfect for entertaining or enjoying a quiet moment outdoors.

This home is not just a place to live; it's a lifestyle choice in a wonderful community. Don't miss out on this fantastic opportunity to make it yours!

Accommodation: Entrance hall, kitchen, lounge, upstairs shower room and two bedrooms. Allocated parking to the rear.

ENTRANCE HALL

Welcome to this inviting hallway, accessed through a stylish modern composite front door. features a Textured artex ceiling and emulsion walls. Radiator and power points. Access to the kitchen and lounge, while the staircase leads you to the first floor.



KITCHEN

2.81 m x 2.27 m

The kitchen showcases modern gloss grey units paired with a stunning slate-effect work surface, featuring a sunken sink with a convenient drainer cut-in. It is equipped with a built-in hob and an extractor hood above for optimal cooking ventilation, along with a built-in double oven for your culinary needs. The kitchen also includes an integrated fridge-freezer and washing machine, ensuring a sleek and efficient space. With stylish tiled flooring, an artex ceiling, and emulsion walls adorned with tiles around the work surface, this kitchen is both functional and aesthetically pleasing.



LOUNGE

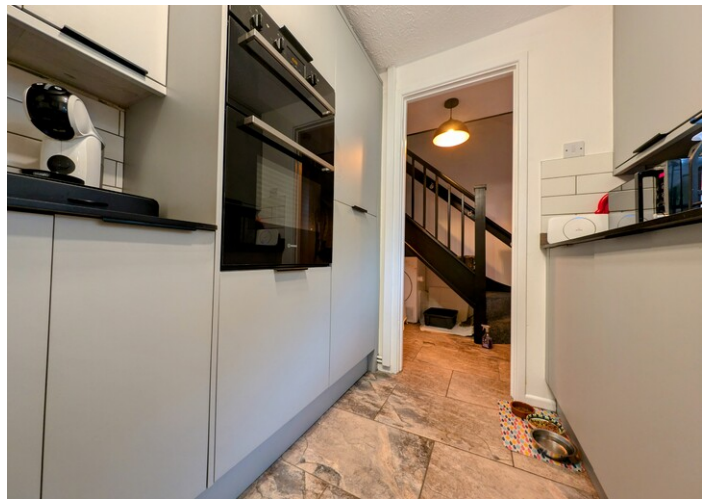
4.66 m x 3.34 m

Artex ceiling and emulsion walls, creating a bright and airy atmosphere. The room features carpet flooring for comfort, with a radiator ensuring warmth and power points for convenience. A uPVC window overlooks the rear of the property, while elegant French doors provide easy access to the outdoor space, perfect for indoor-outdoor living.



LANDING

A textured artex ceiling and emulsion walls, complemented by soft carpet flooring for a cosy feel. Attic access, and doors leading to the upstairs shower room and two bedrooms, ensuring easy movement throughout the home.



UPSTAIRS SHOWER ROOM

2.27 m x 1.90 m

The upstairs shower room is a sleek, modern space featuring a stylish shower cubicle, w.c., and a wash hand basin with a convenient vanity drawer unit. The room benefits from an extractor fan for ventilation and an emulsion ceiling with sunken spotlights for a bright, clean look. The walls are a mix of 3/4 tiling with a striking 3D effect and smooth emulsion, while the LVT flooring adds durability and elegance. A chrome wall-mounted radiator provides warmth, and the uPVC window with frosted glass offers privacy and natural light.



BEDROOM 1

3.53 m x 2.73 m

A textured artex ceiling and emulsion walls, complemented by soft carpet flooring. The room is equipped with a radiator for comfort and power points for convenience. A standout feature is the uPVC stable door, which opens onto a balcony with a perspex roof—an ideal spot to enjoy your morning coffee while taking in the peaceful rear views.



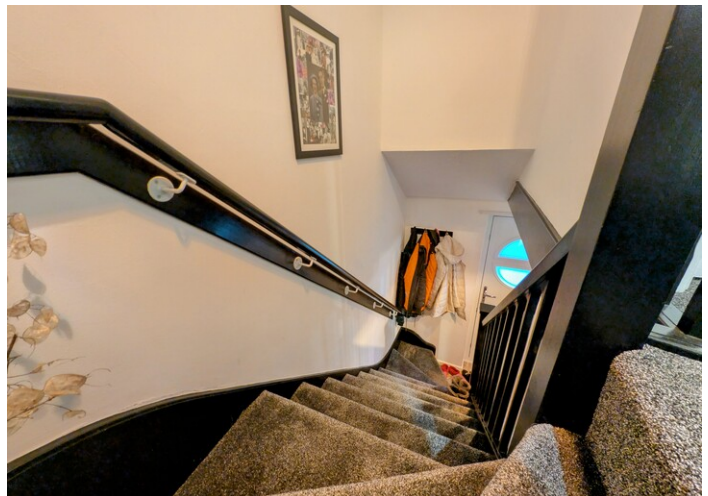
BEDROOM 2

A textured artex ceiling and smooth emulsion walls, creating a clean and comfortable space. The room is finished with carpet flooring and includes a radiator and power points for practicality. A built-in cupboard houses the combi boiler, offering additional storage. Natural light streams through the Velux window to the front, enhancing the room's airy feel.

EXTERIOR

The front of the property features a gated entrance with steps leading up to the front door, providing a welcoming approach. To the side of the steps is a slightly sloping grassed area, enhanced by mature shrubs, adding greenery and curb appeal to the home.

To the rear, the property offers a charming patio area, perfect for outdoor dining and relaxation. Steps lead up to a wooden gate providing rear access and access to allocated parking. Adjacent to the steps is a slightly sloping lawn area, bordered by mature shrubs, adding to the garden's appeal and providing a peaceful outdoor space.



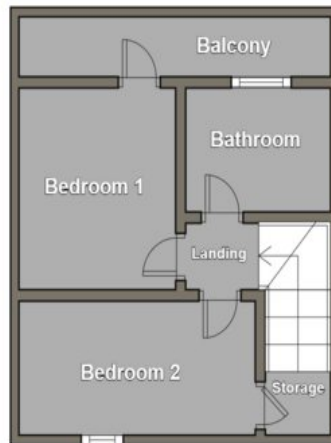




EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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