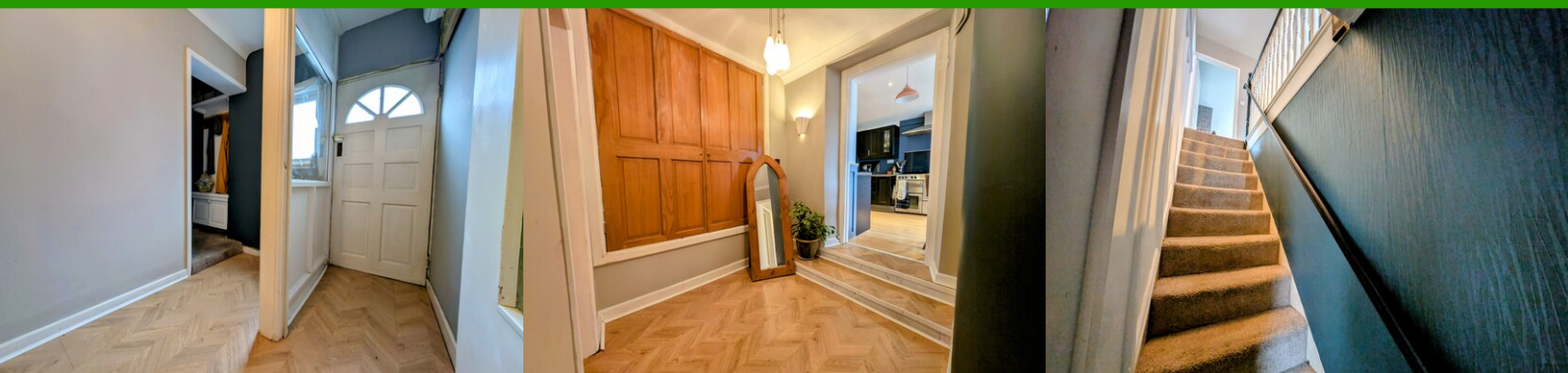




**Jeffrey Street, Mountain Ash.
CF45 4AD**

**FOR SALE
£185,000**



- **4 BEDROOM SEMI DETACHED**
- **3 RECEPTION ROOMS**
- **POPULAR LOCATION**



4



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3



Property Description

T Samuel Estate Agents are pleased to present this four-bedroom semi-detached property located on Jeffrey Street, Caeagarw, Mountain Ash.

This exceptional property boasts a range of bespoke features, making it truly one of a kind. Offering spacious accommodation, it includes three reception rooms, a well-appointed kitchen, and a convenient downstairs WC. Upstairs, you'll find four generously sized bedrooms and a family bathroom. A standout feature is the large cellar, which retains its original bread oven, adding a touch of historic charm. Rear garden.

Jeffrey Street is situated in the sort after area of Caegarw Mountain Ash. Close to all amenities that the village has to offer. Local shops, public house and takeaways. Primary and secondary schools. Duffryn woods is on the doorstep with lovely country walks. Access to the A470 is close by and train station and bus stops are also close by.

We highly recommend viewing this spacious property which is the ideal family home.

HALLWAY

5.78 m x 1.88 m

A bright and spacious entrance hallway featuring smooth emulsion ceilings and walls, complemented by a stylish designer radiator and ample power points. The space is enhanced with elegant herringbone style laminate flooring and includes a large storage cupboard for added convenience. Doors provide access to all three reception rooms and leading through to the kitchen.



RECEPTION 1

4.64 m x 4.63 m

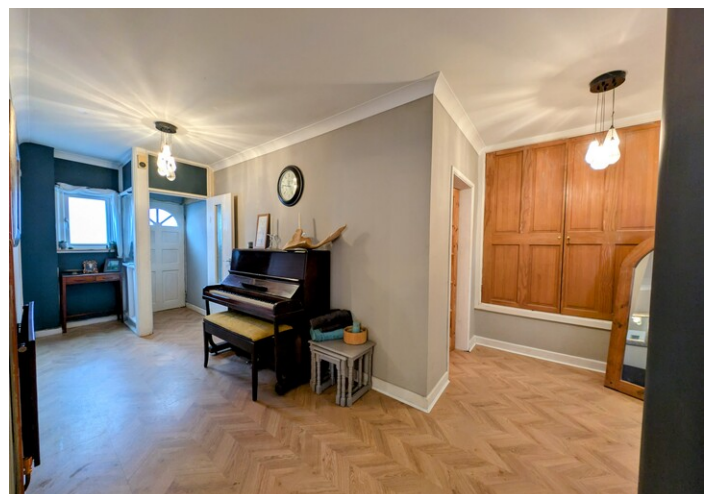
First reception room currently used as a living room. Featuring a smooth emulsion ceiling and walls, this inviting space is enhanced by a UPVC window to the front, allowing for ample natural light. A charming fireplace with an inset electric fire serves as a focal point, while the sleek laminate flooring and modern vertical radiator add both style and comfort. Conveniently placed power points complete the room.



RECEPTION 2

5.21 m x 2.35 m

This generously sized living room offers a warm and inviting atmosphere, featuring a striking fireplace with a timber surround and a charming quarry-tiled hearth. The space is beautifully finished with smooth emulsion ceilings and walls, while a large UPVC window to the rear allows for plenty of natural light. A fitted radiator ensures comfort, and soft carpeting adds a cosy touch underfoot.



RECEPTION 3

4.30 m x 2.41 m

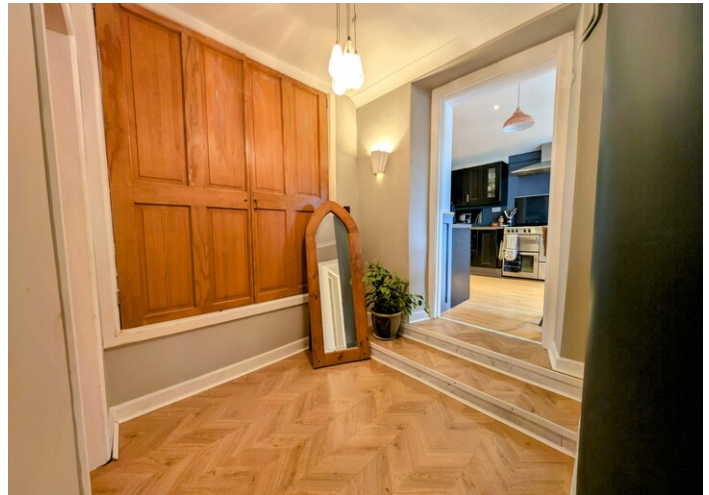
The third reception room, currently used as a dining room, offers a versatile and inviting space. It features a smooth emulsion ceiling with stylish spotlights, complemented by sleek emulsion walls. A radiator ensures warmth, while well-placed power points add convenience. The room is finished with carpeting, and a UPVC window to the front allows for ample natural light.



DOWNSTAIRS WC

1.53 m x 0.93 m

A uniquely designed wash hand basin and WC, complemented by exquisite special-effect plasterwork on the walls, enhanced with stylish feature tiling for a sophisticated finish.



KITCHEN

4.65 m x 2.98 m

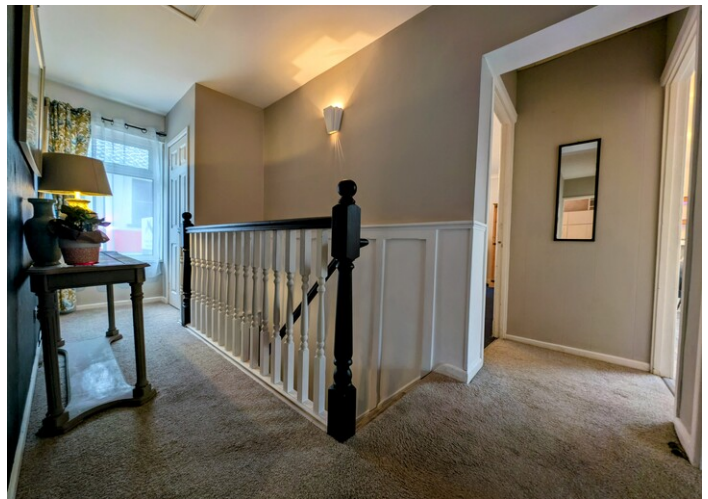
This stylish kitchen boasts an abundance of navy wall and base units, beautifully complemented by walnut-effect worktops. A high-spec Belling range cooker takes center stage, featuring a seven-zone gas hob, two ovens, a separate grill, and a convenient pan drawer. The space is thoughtfully designed with under-counter areas for white goods, while the sleek laminate flooring and smooth emulsion ceiling and walls add to the modern finish. A UPVC window and door provide natural light and easy access to the rear of the property. A great addition to the kitchen is a distinctive corner larder offering generous space and smart storage solutions, perfectly designed to accommodate all your kitchen essentials with ease and efficiency. Decorate face stone feature wall adds to the charm.



BEDROOM 1

4.63 m x 3.59 m

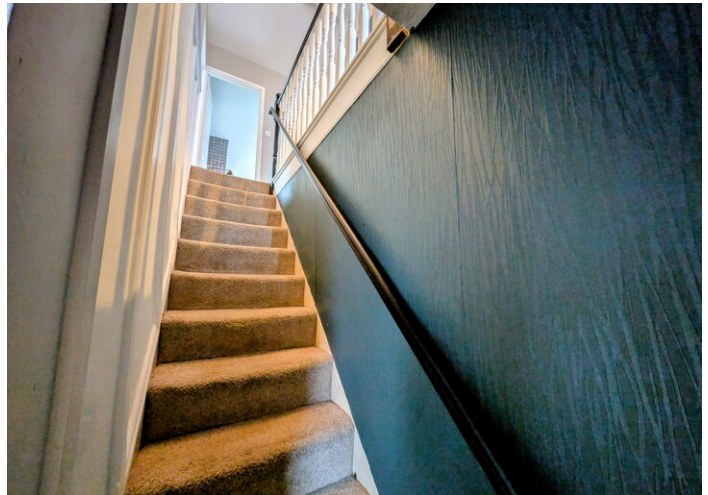
A generously sized double bedroom featuring a UPVC window to the front, allowing for plenty of natural light. The room is beautifully finished with an artex ceiling, smooth walls, and a stylish feature wallpaper. Soft carpeting adds warmth and comfort, while a radiator and well-placed power points provide practicality.



BEDROOM 2

4.64 m x 3.16 m

A second double bedroom featuring a Velux window that offers lovely views to the rear. This room is thoughtfully designed with a bespoke, purpose-built crafting or home office desk, making it ideal for versatile use. Additional under-eaves storage provides extra convenience. The space is finished with smooth emulsion ceilings and walls, a radiator for warmth, and laminate flooring.



BEDROOM 3

4.55 m x 3.75 m

A comfortable double bedroom featuring smooth emulsion ceilings and walls, a radiator for warmth, and convenient power points. The room is finished with soft carpeting and a UPVC window to the front, allowing natural light to fill the space.



BEDROOM 4

3.13 m x 2.88 m

This room features smooth emulsion ceilings and walls, with a Velux window offering views to the rear. A radiator ensures comfort, while strategically placed power points add convenience. The distinctive timber and black-effect flooring adds a stylish and contemporary touch to the space.



FAMILY BATHROOM

2.69 m x 2.21 m

The bathroom boasts smooth emulsion ceilings and walls, highlighted by feature tiling for added character. It includes a stylish three-piece suite in white, featuring a bathtub with a shower overhead, a WC, and a wash hand basin. An attractive column heated towel radiator adds both style and functionality, while the modern decorative heavy-patterned vinyl flooring completes the space with a contemporary touch.

BASEMENT

The basement offers multiple rooms, providing versatile space that lends itself to a variety of uses. It retains an abundance of character, highlighted by the original stone fireplace with an inset bread oven. This space also benefits from access to the rear of the property.

REAR GARDEN

The rear garden can be accessed either through the basement or the kitchen, offering an outdoor space to relax and enjoy. Additionally, there is side access to the front of the property for added convenience.

















EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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

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