



**Forest View, Glenboi, Mountain
Ash. CF45 3DU**

FOR SALE
£365,000



- **DETACHED WITH FOUR BEDROOMS**
- **STUNNING VIEWS FROM THE REAR GARDEN**
- **TWO GARAGES, DRIVEWAY AND WORKSHOP TO THE REAR**



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Property Description

Set in the quiet and picturesque Forest View area, this delightful detached property offers stunning mountain views and easy access to scenic walking trails, making it perfect for nature lovers. The home is just a short walk from Mountain Ash town centre, where you'll find shops, a GP surgery, and convenient transport links including Mountain Ash and Glenboi train stations.

Ideal for families, a primary school is just a short stroll away, while the local comprehensive school is also within walking distance, making this location especially appealing for those with children.

Inside, the property boasts a welcoming hallway with tiled flooring and decorative details. The lounge features a marble-effect fireplace with an electric pebble-effect fire, smooth emulsion walls with coving, and plush carpet, creating a cosy yet stylish living space. Double doors open to the dining room, which benefits from laminate flooring and brown uPVC patio doors leading out to the rear garden.

The kitchen is well-equipped with limed oak base and wall units, wooden work surfaces, integrated appliances, and a handy wine rack. A utility room offers additional storage and access to the conservatory and downstairs W.C. The conservatory, with its polycarbonate roof and log burner-style electric stove, is a fantastic space for relaxing or entertaining.

Upstairs, four bedrooms provide ample space, with the master bedroom featuring built-in wardrobes and a private en-suite. The family bathroom includes a modern three-piece suite with bath and shower.

Outside, the property boasts a double garage and an additional block-built workshop-multi purpose area, providing ample parking and storage. The gardens are truly spectacular — featuring a wrap-around patio, a tiered layout with multiple seating areas, mature plants, trees, and tranquil water features, all fully enclosed for privacy. The breathtaking views from the garden's upper tiers complete this exceptional outdoor space.

This property perfectly blends peaceful countryside living with family-friendly convenience and excellent local amenities.

ENTRANCE HALL

Step into this inviting home through a brown uPVC front door, opening into a bright and well-presented hallway. Featuring a light artex ceiling with decorative coving, the space is tastefully finished with a combination of emulsion and tiled walls. Stylish tiled flooring adds a touch of practicality and elegance, while a radiator with a decorative cover ensures year-round comfort. A door leads seamlessly into the lounge, setting the tone for the rest of this charming property.

LOUNGE

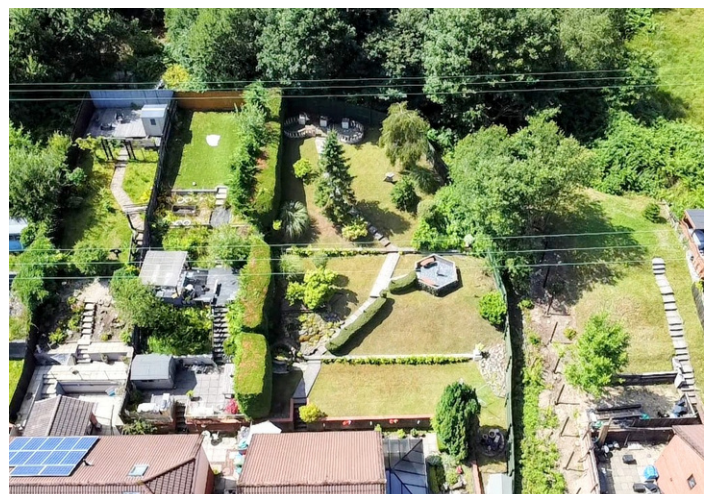
4.32 m x 4.05 m

This well-presented living room features a stylish marble-effect fireplace housing an electric pebble-effect fire, creating a pleasant focal point. The smooth emulsion ceiling is enhanced by decorative elements and coving, with matching smooth emulsion walls for a clean, neutral finish. Carpeted flooring adds warmth and comfort, while a radiator and multiple power points provide practicality. A uPVC window to the front allows natural light to brighten the space. Double doors lead to the dining room, and a further door opens to the inner hallway, offering access to the stairs to the first floor and garage.

DINING ROOM

3.15 m x 2.61 m

A bright and functional space, the dining room features a light artex ceiling with coving and smooth emulsion walls. Laminate flooring offers a practical and contemporary finish, while a radiator and power points ensure comfort and convenience. Brown uPVC patio doors open directly to the rear exterior, providing easy access for indoor-outdoor dining. An open entrance leads into the kitchen, making this room a practical link between cooking and entertaining areas.



KITCHEN

3.22 m x 2.76 m

The kitchen is fitted with ample base and wall units in a limed oak finish, paired with a complementary wooden work surface that adds warmth and character. A matching wine rack provides a stylish and practical touch. The space includes a white sink unit with drainer, a built-in hob with extractor hood above, and a built-in double oven—ideal for home cooking. Integrated appliances include a fridge and dishwasher for added convenience. A wall-mounted combi boiler is also neatly housed within the room. The light artex ceiling and smooth emulsion walls are complemented by tiled splashbacks around the work areas. Laminate flooring runs throughout, and the room is equipped with a radiator and multiple power points. A uPVC window overlooks the rear, and a door leads to the utility room.



UTILITY ROOM

2.24 m x 1.62 m

Continuing the kitchen's theme, the utility room features matching base and wall units in limed oak with a light-coloured work surface, offering additional storage and workspace. A stainless steel sink unit adds practicality, alongside plumbing for an automatic washing machine and space for an under-counter freezer. The room is finished with a light artex ceiling, smooth emulsion walls, and laminate flooring. Power points are provided, and natural light enters through a uPVC window to the side, featuring an attractive stained glass pattern. Doors lead to the conservatory and the downstairs W.C., adding to the room's functionality.



DOWNSTAIRS W.C.

1.43 m x 1.07 m

A convenient ground-floor cloakroom fitted with a close-coupled W.C. and a wash hand basin set within a practical vanity unit. The space features a light artex ceiling, fully tiled walls, and laminate flooring for easy maintenance. A radiator with a decorative cover conceals the stop tap, maintaining a tidy appearance. Natural light filters through a uPVC side window with stained patterned glass, adding a touch of character.



CONSERVATORY

5.17 m x 2.74 m

A fantastic addition to the home, this versatile conservatory offers a bright and welcoming space to relax or entertain. It features a polycarbonate roof and emulsion-finished walls, with tiled flooring throughout for durability and style. A wooden fire surround houses a charming log burner-style electric stove, adding a cozy focal point. The room is fitted with power points for convenience, while French doors open out to the exterior, and an internal door provides access to one of the garages.



LANDING

The first-floor landing offers access to all upper-level rooms and features a light artex ceiling, emulsion walls, and soft carpet flooring for comfort. Practical touches include a radiator, power points, and a door to a useful storage cupboard. There is also access to the attic, with doors leading to the family bathroom and all four bedrooms.



UPSTAIRS BATHROOM

2.33 m x 1.80 m

The upstairs bathroom is fitted with a three-piece suite comprising a bath with shower taps, a close-coupled W.C., and a wash hand basin set within a vanity unit for added storage. The room features an artex ceiling with sleek sunken spotlights, fully tiled walls, and tiled flooring for a clean and low-maintenance finish. A radiator provides warmth, and a uPVC window to the front with frosted glass ensures privacy while allowing natural light to enter.



BEDROOM 1

4.30 m x 3.28 m

A comfortable double bedroom featuring a light artex ceiling, emulsion walls, and carpet flooring. Practical elements include a radiator and power points, along with built-in over-bed wardrobes offering convenient storage without compromising space. A uPVC window to the rear brings in natural light, and a door leads to the private en-suite shower room.



EN-SUITE

2.68 m x 1.36 m

The en-suite is fitted with a shower cubicle, close-coupled W.C., and a wash hand basin set within a practical vanity unit. Finished with a light artex ceiling, emulsion and tiled walls, and laminate flooring, the space is both functional and easy to maintain. A uPVC window to the rear with frosted glass allows for natural light while maintaining privacy.



BEDROOM 2

3.38 m x 2.51 m

A well-proportioned bedroom featuring a light artex ceiling, emulsion walls, and carpet flooring. The room includes a radiator and power points for convenience, with a uPVC window to the rear providing natural light and a pleasant outlook.



BEDROOM 3

3.30 m x 2.38 m

This bright and neatly presented bedroom features a light artex ceiling, emulsion walls, and carpet flooring. A radiator and power points provide everyday practicality, while a uPVC window to the front allows for plenty of natural light.



BEDROOM 4

2.74 m x 2.34 m

A versatile room ideal as a bedroom, home office, or nursery. It features a light artex ceiling, emulsion walls, and carpet flooring. A radiator and power points are included, and a uPVC window to the front provides good natural light.



GARAGE 1

5.10 m x 2.76 m

A block-built garage offering excellent storage or workshop potential. The space features a plastered emulsion ceiling, power points, and comes equipped with a workbench and shelving for added functionality. Access is provided via an up-and-over garage door.

GARAGE 2

5.27 m x 2.94 m

Also block-built, Garage Two currently serves as a walkthrough space between Garage One and has a door to the exterior. It features a plastered emulsion ceiling, power points, and fitted shelving for additional storage. Access is provided via up-and-over garage doors.

WORK SHOP - MULTI PURPOSE SPACE

3.91 m x 2.06 m

Accessed via a hardwood entrance door, this versatile space is currently used as a workshop. Block and brick built with insulation, it features a concrete floor for durability. The room is well-equipped with power points and fluorescent strip lighting, making it ideal for various uses. A window to the rear provides natural light and ventilation.



EXTERIOR FRONT

The front of the property features a driveway with parking space for two vehicles, conveniently located in front of the double garage. A well-maintained lawn area adds greenery and is enclosed by mature bushes and hedging, providing privacy and a welcoming curb appeal. Additionally, there is a side gate that provides easy access to the rear garden.



EXTERIOR REAR

Rear - The property benefits from a wrap-around patio area, perfect for relaxing or entertaining guests outdoors. To the side, there is a decked area featuring a decorative water feature surrounded by plants and a conifer tree, creating a peaceful and attractive garden space. From the patio, two sets of steps on either side lead up to a beautifully maintained garden, thoughtfully split into three tiers. Each tier features its own seating area, providing peaceful spots to relax and enjoy the surroundings. Wooden storage shed to the side of the property. The garden is fully enclosed with fencing, ensuring privacy throughout. It is richly planted with a combination of shrubs, trees,









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.

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