



# The Oaks

TREM Y DYFFRYN, MOUNTAIN ASH,  
CF45 4AQ





# The Oaks

## Feature

- ✓ 5 Bedroom
- ✓ Double Garage
- ✓ Large plot
- ✓ New Build

An exceptional executive five-bedroom detached home set in a peaceful cul-de-sac. This recently built property has been finished to a high standard throughout. You'll find a beautifully landscaped garden, a detached garage, and a spacious driveway. This is a rare opportunity to enjoy modern family living in a sought-after location.





As part of our signature collection of properties, this striking five bedroom detached home offers luxurious, high-spec living in a desirable modern development. Set in a quiet cul-de-sac, the property is just a short walk from local playing fields, as well as both primary and secondary schools, making it perfect for families.



Mountain Ash village is also nearby, providing convenient access to shops, a GP surgery, golf course and a train station with direct links for commuters. A local hospital is close by, and the A470 is just a short drive away, offering excellent road connections to Cardiff, Merthyr Tydfil, and beyond.



Inside, the home impresses from the moment you enter the spacious hallway, finished with herringbone LVT flooring, underfloor heating, sunken spotlights, and a striking bespoke staircase. The open-plan lounge flows seamlessly into an ultra-modern kitchen, which boasts a stunning quartzite island with built-in induction hob, two-tone cabinetry, integrated appliances, matching splashbacks, and concealed access to a sleek and generously sized utility room.





Five generously sized bedrooms are spread across two upper floors, two of which benefit from walk-in wardrobes, with one also enjoying a luxurious ensuite. The stylish family bathroom features a freestanding bath and walk-in shower, while a further contemporary shower room is located on the top floor. Throughout the home, you'll find quality finishes including smooth emulsion walls, integrated sprinkler systems, uPVC and Velux windows, and thoughtful lighting throughout.



Externally, the property features a large driveway with decorative stone and elegant potted trees, leading to a detached garage with electric insulated door, attic storage, power, and plumbing—offering excellent potential for conversion. The fully enclosed rear garden includes a spacious patio with lighting and outdoor sockets, gabion basket features, and steps leading to a large, lawned area—perfect for entertaining or family play.



This exceptional home combines contemporary design, generous space, and a prime location—offering a rare opportunity to own something truly special.



## House Features



Double  
Garage



Large  
Garden



New  
Build

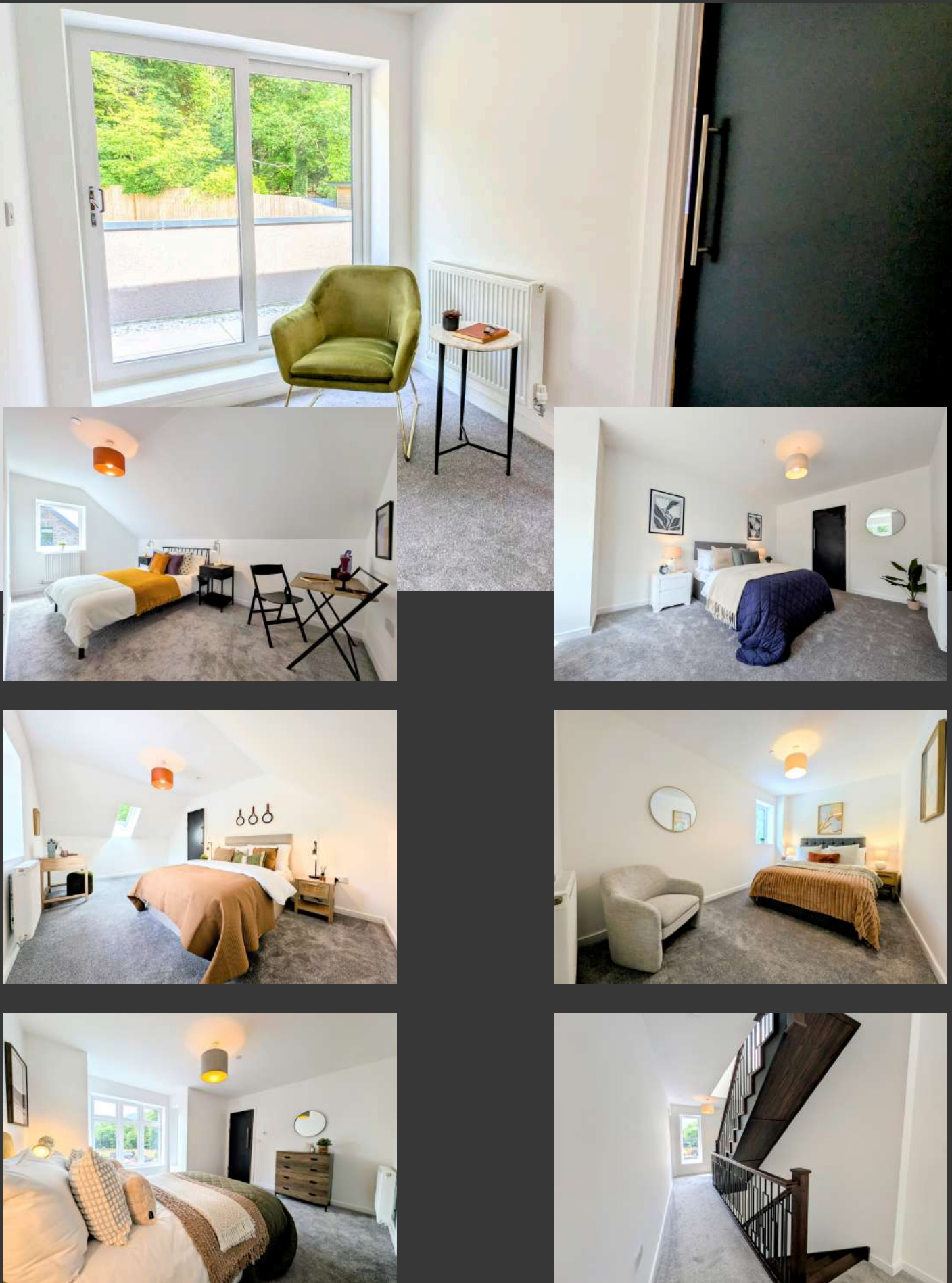


5  
Bedrooms

Asking price:  
**£799,995**







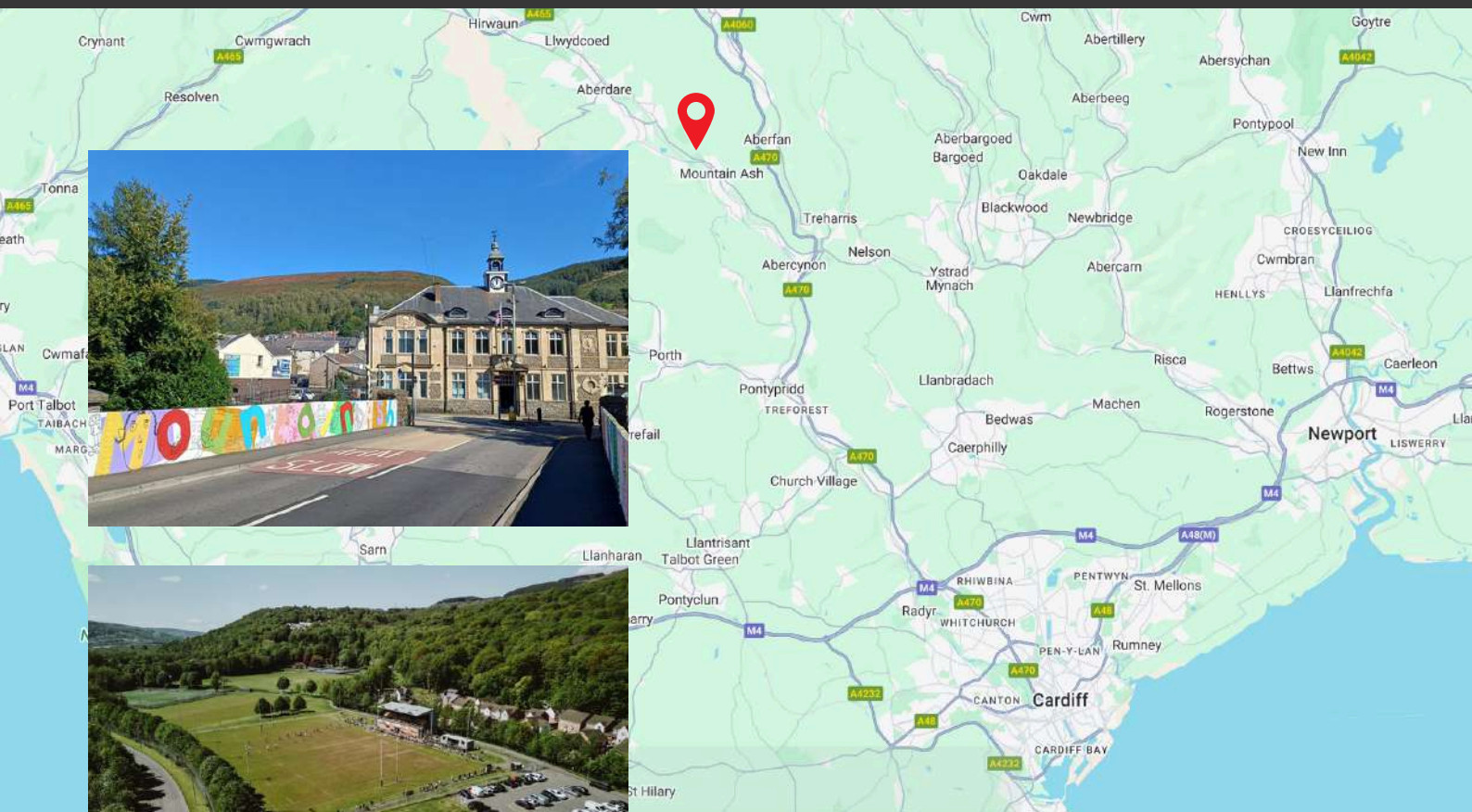




### THE BUILD

A beautifully designed executive home set on a prestigious plot where ancient oak trees once stood adjacent to Duffryn Woods and the Gorsedd Stones of Mountain Ash. This property blends luxury living with natural heritage. Thoughtfully built to complement its surroundings, the house offers spacious, high-spec interiors, whilst paying homage to the site's woodland past. A rare opportunity to own a home that combines elegance, tranquillity, and timeless character.





## THE LOCATION

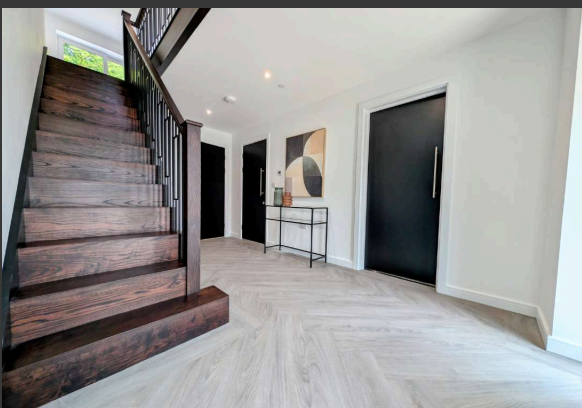
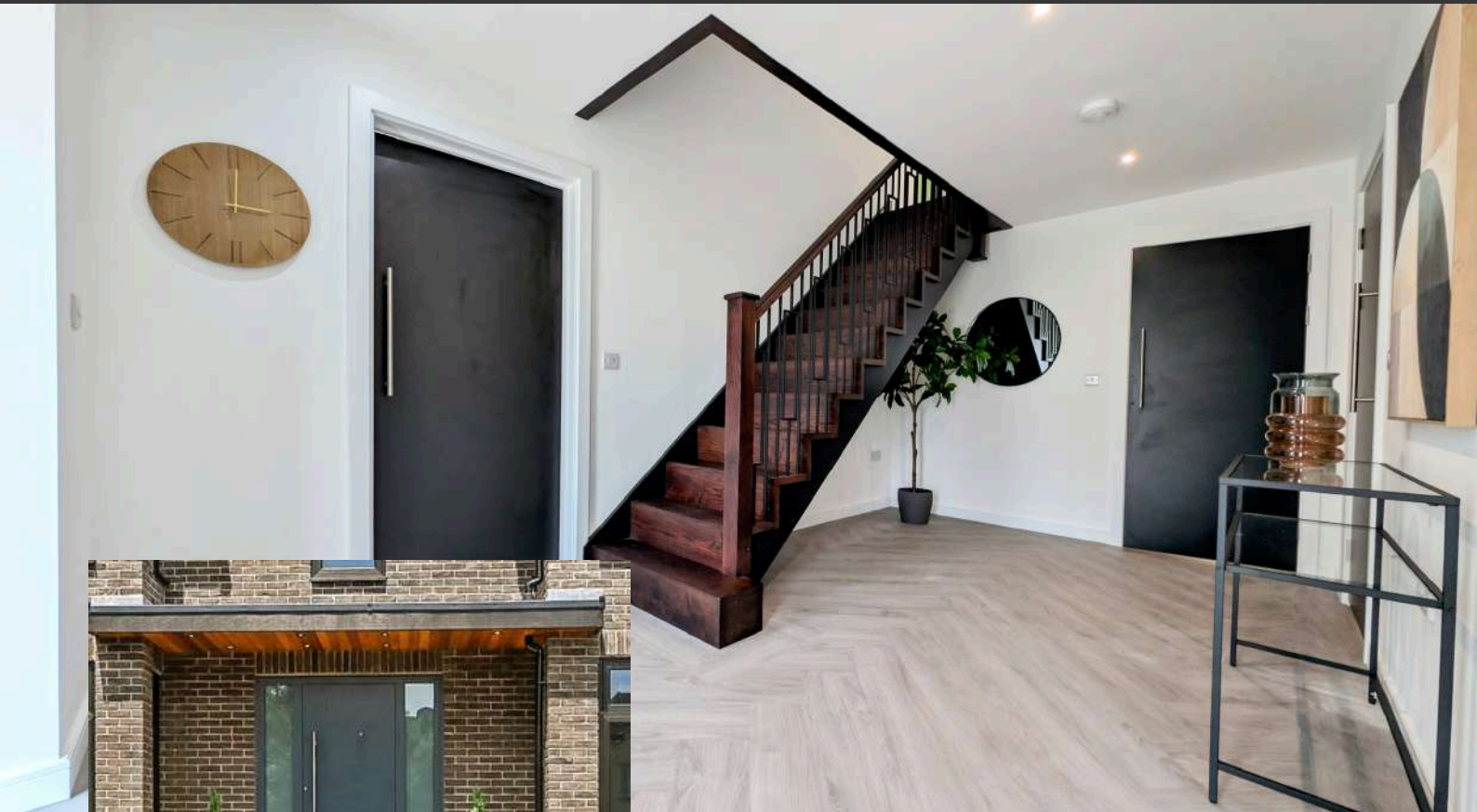
Mountain Ash (Welsh: Aberpennar) is a vibrant former mining town nestled in the heart of the Cynon Valley, Rhondda Cynon Taf, South Wales. Surrounded by rolling hills and lush valleys, the town offers a strong sense of community and a proud industrial heritage.

Mountain Ash is well-connected by road and rail, with a train station providing easy access to Cardiff and surrounding towns. The town centre features a mix of independent shops, local amenities, and services, while nearby scenic walking and cycling routes along the River Cynon and through the surrounding hills make it a haven for nature lovers.

Home to a number of schools, parks, and cultural events—such as the long-standing Nos Galan road races—Mountain Ash combines small-town charm with rich Welsh history and a welcoming spirit.







### Entrance Hall

Step through a high-spec composite front door into a stunning entrance hall that sets the tone for this exceptional executive residence. Fully decorated, the space is enhanced by sleek sunken spotlights and a built-in fire sprinkler system for added safety. The warm herringbone LVT flooring, complemented by underfloor heating, creates a welcoming and luxurious atmosphere. Multiple power points add practicality, while the striking staircase provides a true focal point as it rises to the first floor. From here, doors lead to the lounge, kitchen, W.C., and a flexible dining room or office space—ideal for modern family living.

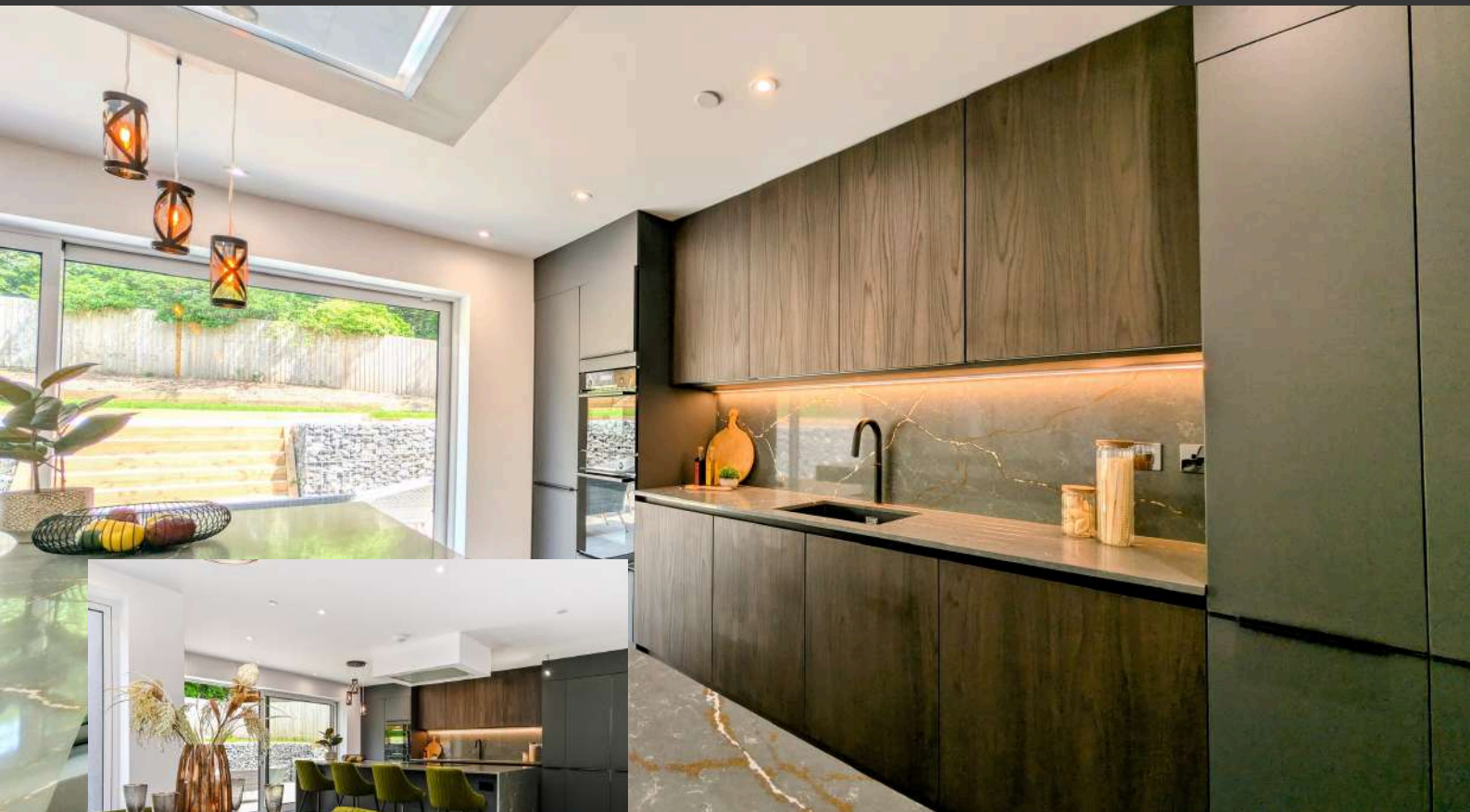




### Lounge / Living Room

This spacious, L-shaped lounge flows seamlessly into the kitchen, creating an open and sociable layout that's perfect for both relaxed living and entertaining. Fully decorated, the space is illuminated by contemporary sunken spotlights and includes a built-in sprinkler system for added safety. The rich herringbone LVT flooring, paired with underfloor heating, adds both style and comfort. A uPVC window to the front offers natural light, while a stunning floor-to-ceiling rear window provides a striking feature and enhances the bright, airy feel. Ample power points complete this well-appointed space.





## Kitchen

This ultra-modern kitchen is a true showstopper, centred around a large quartzite island featuring built-in drawers, cupboards and an integrated Hotpoint induction hob, all framed by a sleek Luxair extractor hood above. Two-tone cabinetry is paired with coordinating quartzite worktops and a matching splashback, creating a bold and cohesive design. High-spec integrated appliances include a double oven, fridge/freezer and dishwasher, seamlessly built-in for a streamlined look. Fully decorated, the kitchen is enhanced by stylish sunken spotlights and a built-in fire sprinkler system for safety. Herringbone LVT flooring runs throughout, complemented by underfloor heating for year-round comfort. Discreet, custom cabinetry conceals access to a hidden utility room, adding both function and flair. Aluminium sliding doors open to the exterior, flooding the space with natural light and connecting effortlessly to outdoor living—an exceptional kitchen that blends luxury with everyday practicality.





### Utility Room

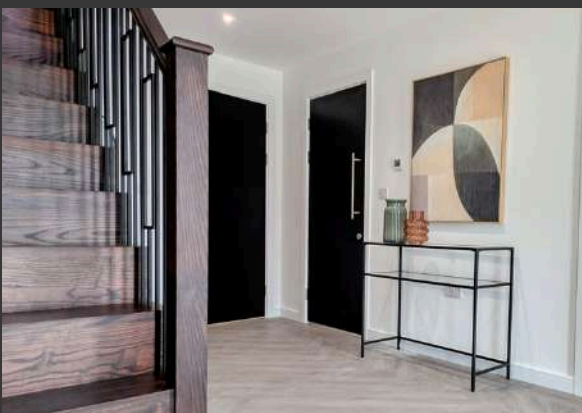
Fully decorated, this functional utility room features sunken spotlights and a built-in fire sprinkler system for safety. Herringbone LVT flooring with underfloor heating extends throughout, complemented by ample power points. Matching cabinetry—designed to coordinate seamlessly with the kitchen—provides generous storage. The space benefits from a new automatic washing machine and dryer, ensuring convenience. A door leads to a separate room housing the system boiler with mains pressure water cylinder, ensuring excellent water pressure throughout the property. The room also houses the underfloor heating system and all high-tech equipment. A uPVC window overlooks the rear garden, while a door offers convenient side access.





### DOWNSTAIRS W.C.

Fully decorated with modern sunken spotlights, this elegant downstairs W.C. combines practicality with style. The walls are beautifully tiled, complementing the durable Herringbone LVT flooring with efficient underfloor heating for added comfort. It includes a contemporary W.C. and a wash hand basin set into a sleek vanity unit for added storage and a clean finish.







### DINING ROOM/HOME OFFICE

This adaptable room is fully decorated and is complete with a built-in fire sprinkler system for safety. Stylish carpeted flooring with underfloor heating adds warmth and comfort underfoot. Convenient power points are thoughtfully placed throughout. A charming uPVC bay window to the front fills the space with natural light, creating a bright and welcoming atmosphere—perfect as a formal dining room, home office, or versatile living space tailored to your needs.

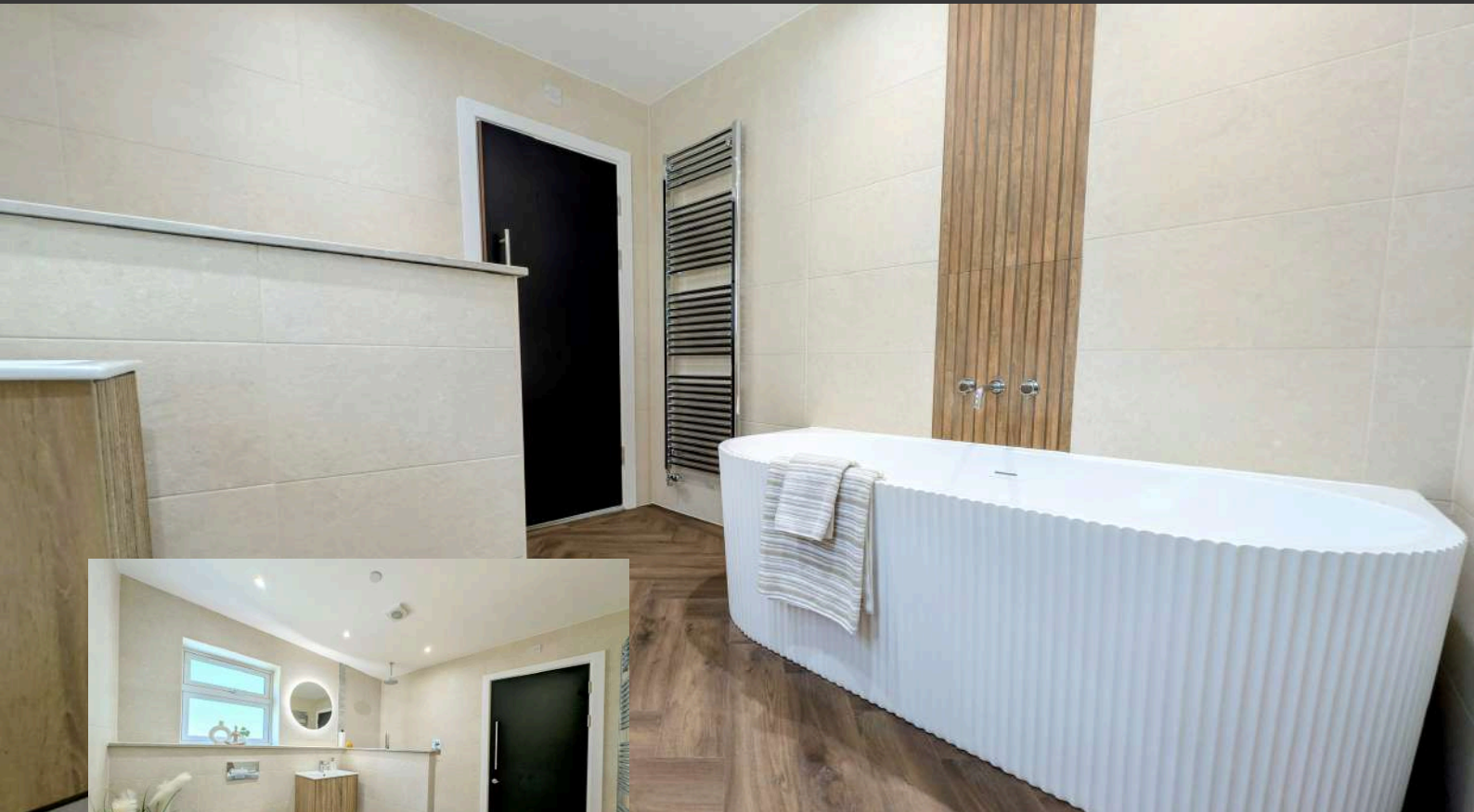




### LANDING

Fully decorated, complete with an integrated fire sprinkler system for safety. Soft carpet flooring adds warmth and comfort. This generous landing provides access to all bedrooms and the main bathroom on this floor, with doors thoughtfully positioned for privacy. Stairs lead to a further upper level, which includes additional bedrooms and a modern shower room. Large sliding patio doors open onto a charming verandah, offering a peaceful spot to enjoy fresh air and natural light, ideal for evening relaxation time overlooking the impressive rear gardens.





### **FAMILY BATHROOM**

This contemporary bathroom features a freestanding bath, W.C., and a wash hand basin set into a sleek vanity unit. A stylish half-height tiled walk-in shower is equipped with a fixed shower head, hand-held shower attachment, and two wall-mounted concealed thermostatic valves for precise temperature control. The room is fully tiled and decorated, featuring sunken spotlights, a stylish radiator towel rail and a built-in fire sprinkler system. Walls and floors are fully tiled for a clean, elegant look. A chrome wall-mounted radiator provides warmth, while a uPVC frosted glass window to the rear ensures privacy whilst immersing the space with natural light.



### **MASTER BEDROOM & ENSUITE**

This spacious master bedroom is decorated to a high standard, complemented by an integrated fire sprinkler system for safety. Soft carpet flooring adds comfort underfoot, while a radiator and multiple power points ensure convenience. A charming uPVC bay window to the front floods the room with natural light. Doors lead to a generous walk-in wardrobe, fitted with bespoke units. The wardrobe itself is fully decorated and illuminated by stylish sunken spotlights, offering a practical and elegant dressing space.



The elegant ensuite is fully decorated with modern sunken spotlights, paired with stylish tiled walls and herringbone LVT flooring. The suite includes a spacious walk-in shower, a contemporary W.C., and a wash hand basin set into a sleek half pedestal. A chrome radiator towel rail and backlight mirror adds both warmth and a touch of sophistication, completing this private bathroom retreat.





## SECOND BEDROOM

This spacious bedroom is fully decorated and comes complete with an integrated fire sprinkler system for safety. Soft carpet flooring adds warmth underfoot, while a radiator and multiple power points ensure convenience. A charming uPVC bay window to the front floods the room with natural light. The stylish internal doors open to a generous walk-in wardrobe, providing ample storage and organisation space.



### THIRD BEDROOM

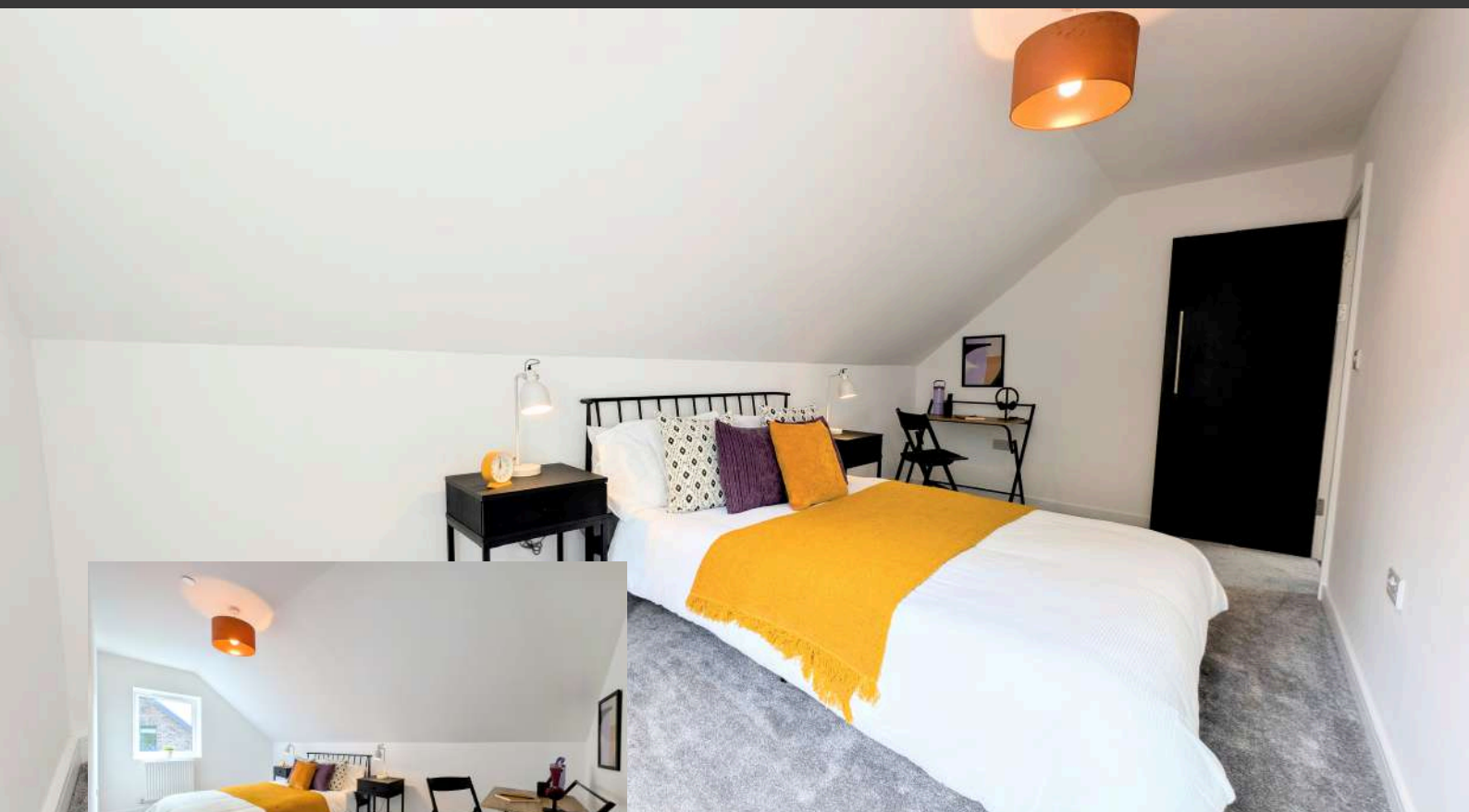
This inviting bedroom is fully decorated, complemented by an integrated sprinkler system for safety. Soft carpet flooring adds comfort, while a radiator and multiple power points provide practicality. A uPVC window to the rear fills the room with natural light whilst providing a view of the garden and woodland beyond.





#### FOURTH BEDROOM

Fully decorated, this well-proportioned bedroom includes a built-in fire sprinkler system for added safety. Soft carpet flooring provides comfort underfoot, and the room is equipped with a radiator and multiple power points. Natural light flows in through a uPVC window to the side and a Velux window to the rear, creating a bright and airy space.



### FIFTH BEDROOM

This bright bedroom is fully decorated and is complete with a built-in fire sprinkler system for safety. Soft carpet flooring adds a cosy feel, while a radiator and multiple power points offer everyday practicality. A uPVC window to the side provides natural light and ventilation.

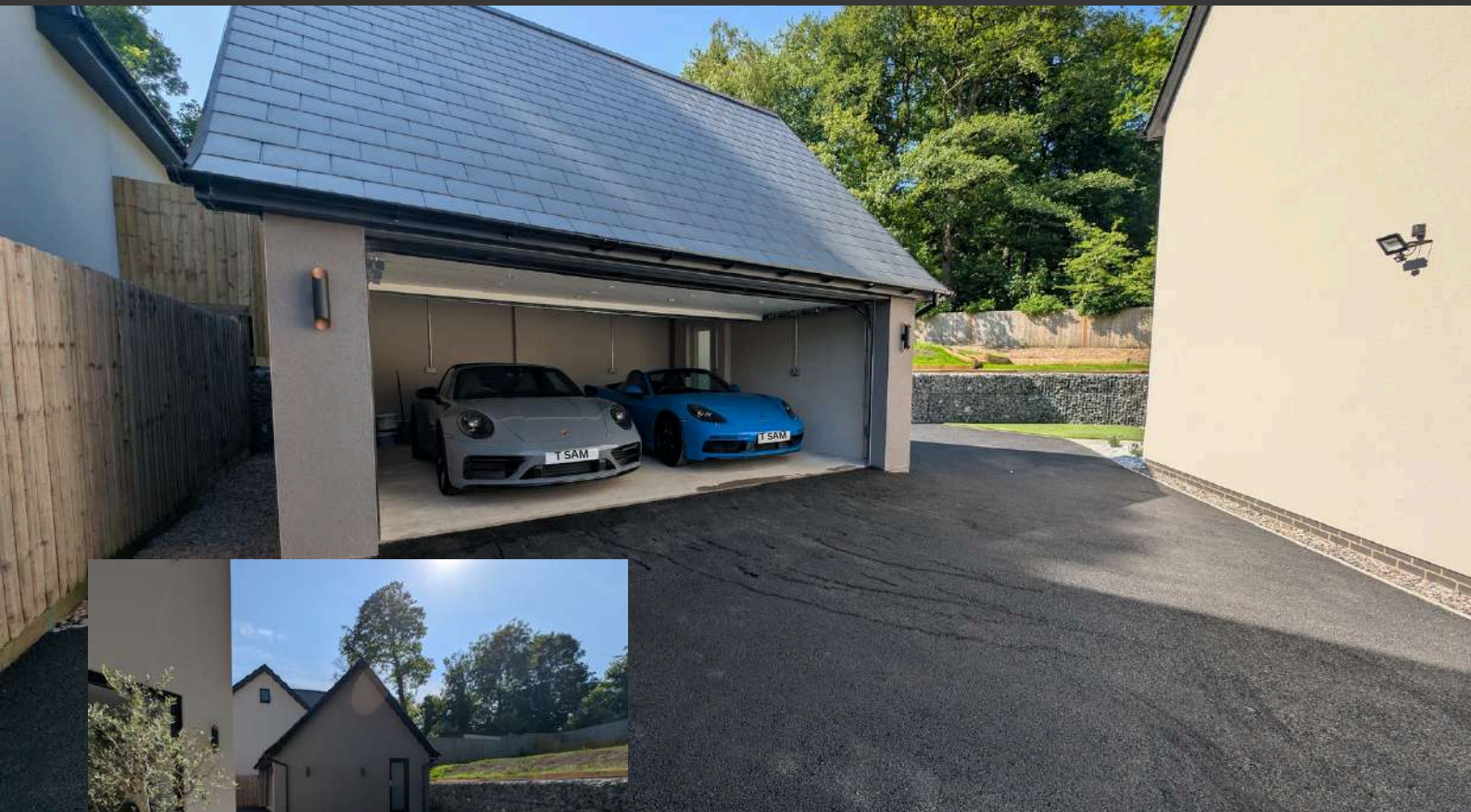




### UPSTAIRS SHOWER ROOM

This well-appointed shower room features a large walk-in shower, contemporary W.C., and a wash hand basin set into a vanity unit. Fully decorated with the shower and vanity areas tiled for ease of cleaning, it also includes sunken spotlights and a built-in fire sprinkler system. Herringbone LVT flooring adds style and practicality, while a rear-facing Velux window provides natural light and ventilation.

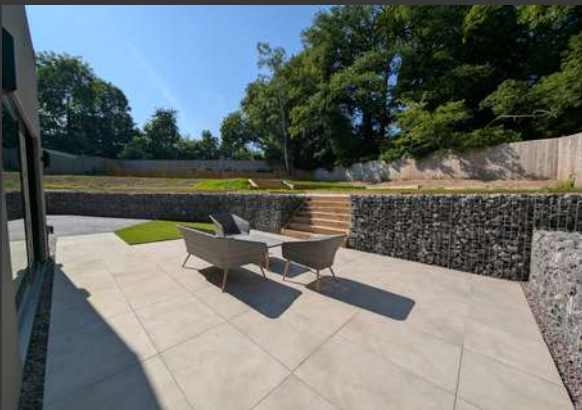




### **DOUBLE GARAGE**

The garage features an electric insulated up-and-over door, providing secure and convenient access. Inside, there's attic access for additional storage, as well as plumbing and power points already in place. With its generous size and existing utilities, the space offers excellent potential for conversion into a granny flat, home office, or similar use - subject to the necessary consents. The garage also features a side door for added convenience.





### REAR GARDEN

The rear garden is thoughtfully designed for both relaxation and recreation. A spacious patio area is laid with porcelain tiles and features outdoor electric sockets and lighting—perfect for entertaining. Gabion baskets add a stylish, modern touch to the landscaping. Steps lead up to a large lawn, offering ample space for family activities and outdoor play. Fully enclosed, this fantastic outdoor area provides a safe and versatile space for all ages to enjoy.





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