



**Strand Street, Mountain Ash.  
CF45 4HG**

**FOR SALE  
£79,950**



- **TWO BEDROOMS**
- **IDEAL FIRST TIME BUY OR INVESTMENT**
- **TIERED GARDEN TO THE REAR OFFERING POTENTIAL**



**2**



**1**



**1**



## **Property Description**

Nestled in a quiet location, this charming home offers a perfect blend of peaceful living with excellent local amenities. The welcoming hallway leads to a spacious L-shaped lounge/diner, complete with a feature wooden mantle and a log burner (which would need testing before use). The modern kitchen is fitted with white gloss units, black work surfaces, and a freestanding cooker, making it ideal for both everyday living and entertaining.

Upstairs, you'll find two comfortable bedrooms and a well-appointed bathroom with a large walk-in shower, WC, and wash hand basin. The landing, with its original painted wooden staircase, leads to all rooms with ease. The property boasts a long, well-maintained garden with tiered levels, including a wooden shed that offers great potential for conversion into a summer house or additional storage. From the rear garden, enjoy stunning views of the valleys, providing a tranquil retreat right on your doorstep.

Situated within walking distance to Mountain Ash town centre, this home offers easy access to local shops, a train station, and a GP surgery. Primary schools and a nursery are nearby, making it a great choice for families. Commuters will appreciate the proximity to the A470, just a short drive away. Whether you're a first-time buyer or an investor, this property provides the perfect opportunity to own a well-located, versatile home with plenty of potential.

## **Hallway**

Entrance is via a hard wood-coloured front door, setting a warm and stylish first impression. Inside, the hallway features smooth emulsion-finished walls and ceiling, paired with durable laminate flooring. A radiator provides a cosy welcome, while a practical cupboard neatly houses the electric meter and fuse board. Stairs rise to the first floor, with doors leading to handy understairs storage and the spacious lounge beyond—offering both function and flow from the moment you arrive.

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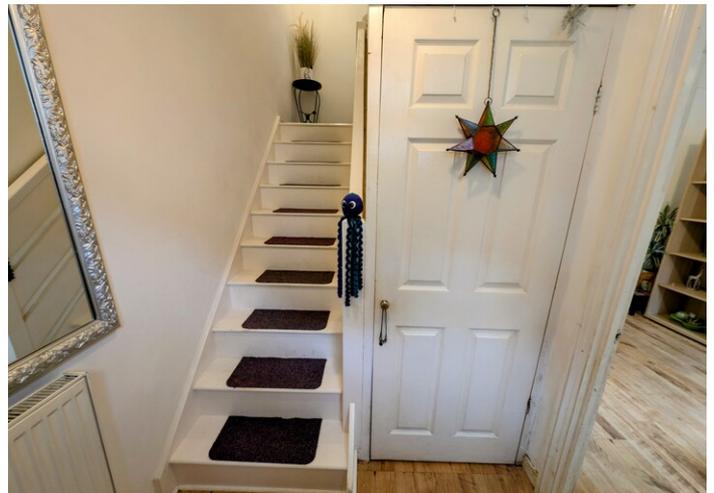


## **LOUNGE/DINER**

6.60 m x 4.58 m

This generously sized L-shaped lounge/diner offers a comfortable and flexible living space, ideal for both relaxing and entertaining. A key feature is the wooden mantle with tiled hearth, housing a log burner that adds charm and character—please note, this has not been used by the current owner and would require testing prior to use. The room is finished with a combination of emulsion and wallpapered walls, an artex ceiling, and durable laminate flooring. With uPVC windows to both the front and rear, natural light flows through the space, complemented by two radiators for warmth. Power points are conveniently placed throughout, and a door leads directly into the kitchen.

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## **KITCHEN**

3.83 m x 2.25 m

Fitted with a range of sleek white gloss units and contrasting black work surfaces, this kitchen offers both style and functionality. A stainless steel sink unit, freestanding cooker, and plumbing for an automatic washing machine provide all the essentials. The walls feature a combination of emulsion and a wallpapered accent, with tiled splashbacks around the work surfaces for practicality. Vinyl flooring runs throughout, complemented by an emulsion ceiling and fluorescent strip lighting. Natural light enters through uPVC windows to the side and rear, and a door offers direct access to the outside.

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## **LANDING**

The landing features the home's original staircase, now painted and finished with a central carpet runner that adds both charm and practicality. Emulsion walls and ceiling create a light and neutral backdrop, while carpeted flooring continues the sense of comfort. Doors lead to two bedrooms and the upstairs bathroom, offering a simple and functional layout for the upper floor.

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## **UPSTAIRS BATHROOM**

3.07 m x 1.87 m

This well-appointed bathroom features a large walk-in shower with a fitted shower screen, along with a WC and wash hand basin for everyday convenience. The space is finished with a practical mix of laminate and vinyl flooring, while tiles around the hand basin and within the shower enclosure add a clean, water-resistant finish. The ceiling is emulsion-painted, and a radiator provides warmth. A uPVC window with frosted glass at the rear allows for both natural light and privacy.

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## **BEDROOM 1**

3.96 m x 3.49 m

A bright and spacious double bedroom featuring emulsion-finished walls and ceiling, complemented by low-maintenance laminate flooring. Two uPVC windows to the front allow for plenty of natural light, while a radiator ensures comfort. Power points are conveniently positioned throughout the room.

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## **BEDROOM 2**

2.57 m x 2.30 m

A cosy single bedroom, ideal for a child's room, guest space, or home office. Featuring emulsion-painted walls and ceiling, with laminate flooring for easy maintenance. The room is fitted with a radiator and power points, and a uPVC window to the rear allows natural light to fill the space.

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## **EXTERIOR**

Step outside to a charming rear garden, beginning with a neat section laid with artificial lawn and adorned with plant pots, creating a low-maintenance yet welcoming space. A set of steps leads down to a tiered area, home to a wooden shed that offers great potential—whether as extra storage or a future summer house for those sunny days. Beyond the tiered section, the garden stretches out exceptionally long, offering the perfect blank canvas for gardening enthusiasts to transform. With a little TLC, this outdoor space could be your own private haven. Plus, enjoy stunning views over the valleys, making this a peaceful retreat from the hustle and bustle.

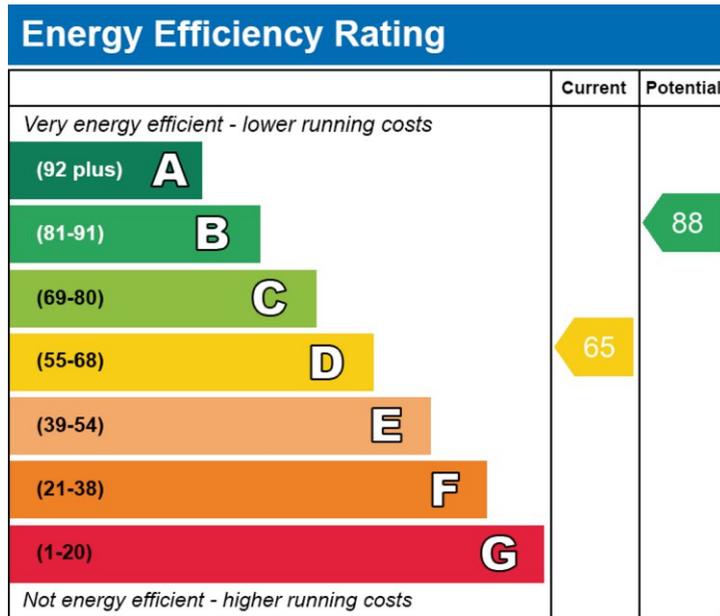
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## EPC



## 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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