



**Phillip Street, Caegarw,
Mountain Ash. CF45 4BG**

**FOR SALE
£129,000**



- **TWO BEDROOMS**
- **IDEAL FIRST TIME BUY**
- **CLOSE TO TOWN CENTRE**



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Property Description

A beautifully presented, traditional stone-built double-fronted property offering two generously sized bedrooms, located in the popular and well-established area of Caegarw. This charming home has been modernised throughout and is ready for immediate occupation, making it a perfect choice for first-time buyers or those looking to downsize.

Conveniently positioned within walking distance of Mountain Ash town centre, the property provides easy access to local shops, a GP surgery, hospital, and train station. The location is ideal for families, with a primary school just a short stroll away and the local secondary school also within walking distance. There's also a nearby 3G football pitch, rugby ground, and children's play park, all of which add to the community feel of this sought-after area.

Inside, the accommodation includes an open-plan lounge/diner, a fitted kitchen, a downstairs bathroom, and two double bedrooms. To the rear, the enclosed flat garden enjoys a sunny aspect and boasts beautiful views over the surrounding mountainside. A standout feature is the large block-built shed, which has been fully insulated and fitted with electricity—making it ideal for use as a summer house, home gym, workshop, or a versatile space to suit your needs.

LOUNGE

5.87 m x 4.55 m

Enter through a white uPVC front door into a spacious open-plan lounge, offering a bright and welcoming atmosphere. Featuring modern laminate flooring and smooth emulsion-finished walls and ceiling, the space is both stylish and easy to maintain. The room is well-heated with two radiators and includes multiple power points for convenience. Natural light floods in through two front-facing uPVC windows. A staircase leads to the first floor, with handy under-stairs storage, and a doorway provides access to the kitchen.



KITCHEN

3.42 m x 2.71 m

Fitted with a range of white base and wall units complemented by wooden work surfaces, this functional kitchen blends style with practicality. Includes a built-in oven and hob, a stainless steel sink unit, and plumbing for an automatic washing machine. The room features tiled flooring, emulsion-finished walls with tiled splashbacks around the work areas, and an emulsion ceiling. Warmth is provided by a radiator, with multiple power points available for appliances. An internal door leads to the downstairs bathroom for added convenience. A uPVC window overlooks the rear, and a matching uPVC door provides access to the outside.



DOWNSTAIRS BATHROOM

2.75 m x 2.30 m

Fitted with a three-piece suite in white comprising a panelled bath with overhead shower and glass shower screen, low-level WC, and a wash hand basin. The room is finished with stylish tiled flooring and a combination of tiled and emulsion-finished walls. A vertical wall-mounted radiator provides warmth, while the emulsion ceiling features sleek sunken spotlights for a contemporary touch. A rear-facing uPVC window with frosted glass offers both natural light and privacy.



LANDING

Finished with smooth emulsion walls and ceiling, and carpeted for comfort underfoot. Provides access to two bedrooms via internal doors. A uPVC window to the rear allows natural light to brighten the space.



BEDROOM 1

3.39 m x 3.34 m

A comfortable double bedroom featuring smooth emulsion walls and ceiling, with cosy carpet flooring. The room benefits from a front-facing uPVC window, radiator, and multiple power points. Additional feature includes attic access, providing extra storage potential.



BEDROOM 2

4.39 m x 2.95 m

Finished with emulsion walls and ceiling, and carpet flooring for a warm and inviting feel. This room includes a radiator, power points, and a front-facing uPVC window that brings in plenty of natural light. The wall-mounted combi boiler is also housed here, neatly positioned for easy access.



EXTERIOR

The rear garden is mainly laid to lawn with raised borders, perfect for planting or creating a colourful outdoor space. A paved patio area offers a great spot for outdoor dining or relaxing. To the rear of the garden is a large, block-built shed that has been fully insulated and fitted with electricity—ideal for use as a summer house, home gym, workshop, or a versatile outdoor room to suit your needs.







EPC

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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