



**The Poplars, Mountain Ash.
CF45 4LB**

**FOR SALE
£99,950**



- **SEMI DETACHED**
- **THREE BEDROOMS**
- **CLOSE TO TOWN CENTRE**



3



1



2



Property Description

T Samuel Estate Agents bring to market this three bedroom semi detached property situated in the sought after Poplars estate in Mountain Ash. While requiring some updating, the property offers great accommodation for an ideal home for couples and families alike.

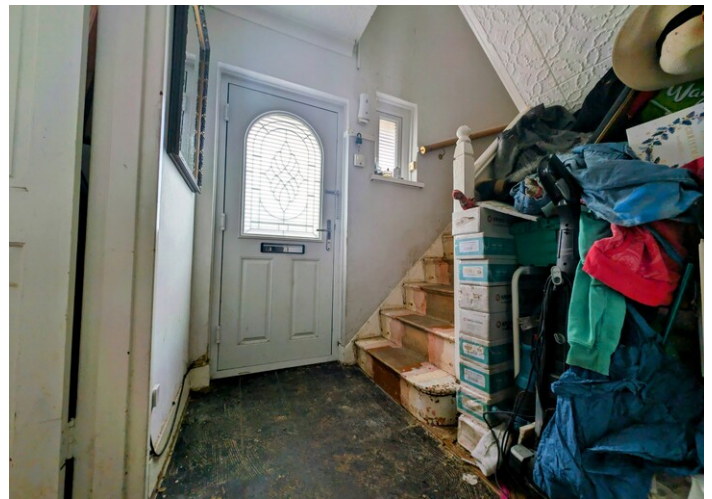
A fantastic family home featuring an inviting hallway, two reception rooms and a kitchen fitted just a few years ago. The property boasts beautiful golden oak UPVC windows, three bedrooms, and a wet room on the first floor. The sunny rear garden includes a generously sized decked area, perfect for summer BBQs and outdoor entertaining. As well as a front garden with mature shrubs.

The Poplars boasts a convenient location which is close to all amenities including shops, primary and secondary schools. Easy road access and just a short drive to the A470.

HALLWAY

1.81 m x 1.24 m

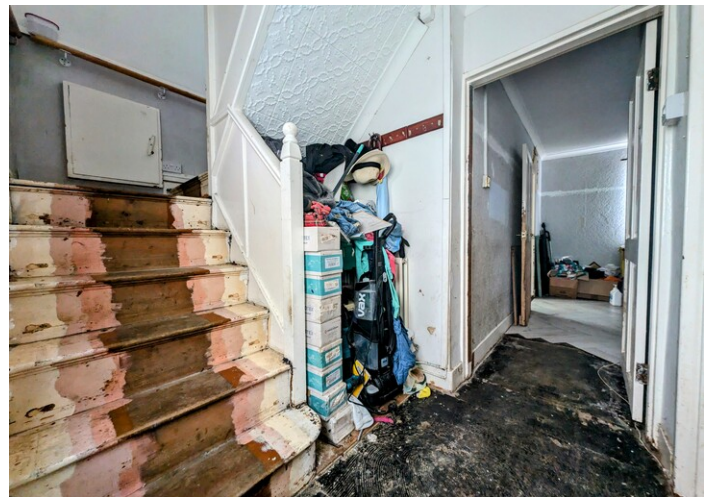
Entrance to the property is via upvc front door. Artex ceiling and smooth emulsion walls. Radiator. Power points. Doors leading to both reception rooms and staircase to first floor.



RECEPTION 1

3.29 m x 2.89 m

The first reception room features a UPVC window to the front and offers versatile space suitable for various uses. Artex ceiling and smooth emulsion walls. Radiator. Power points.



RECEPTION 2

4.65 m x 3.20 m

The second reception room features a UPVC window to the front and offers versatile space suitable for various uses. Artex ceiling and smooth emulsion walls. Radiator. Power points.



KITCHEN

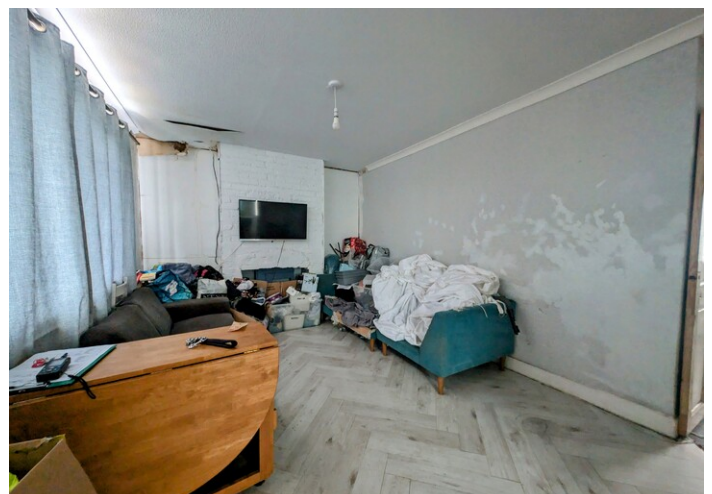
4.24 m x 2.21 m

A pale blue gloss kitchen fitted with base and wall units complemented by stylish worktops. It includes an integrated oven and hob, along with plumbing for a washing machine. A UPVC window to the side and a UPVC door provide access to the pathway leading to the rear garden. Some updating is required to enhance the kitchen further.

LANDING

3.08 m x 0.80 m

Landing giving access to all 3 bedrooms and family bathroom



BEDROOM 1

3.70 m x 3.34 m

A well proportioned double bedroom featuring a UPVC window to the front, radiator, and multiple power points.

BEDROOM 2

3.48 m x 2.66 m

A well proportioned double bedroom featuring a UPVC window to the rear, radiator, and multiple power points.



BEDROOM 3

2.32 m x 3.14 m

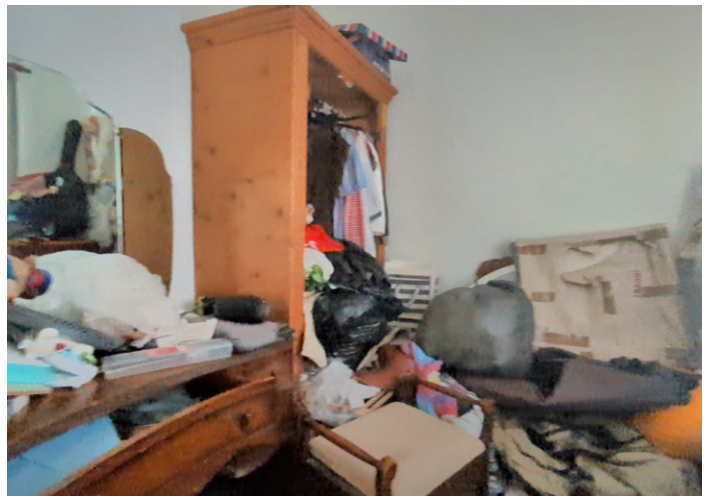
A single bedroom featuring a UPVC window to the front, radiator, and multiple power points.



BATHROOM

1.81 m x 1.47 m

Wet room with corner shower, wash hand basin and WC. Anti slip flooring. Upvc window to the rear.



FRONT GARDEN

Access to the front of the property is through a gated entrance with steps leading to the front door. The tiered garden features mature shrubs and includes gated side access to the rear garden

REAR GARDEN

A generously sized rear garden featuring a decked area leading to a well maintained lawn, with ample space for a garden shed. The boundary is primarily enclosed by close-boarded fencing, creating the perfect setting to relax and enjoy the summer sunshine.



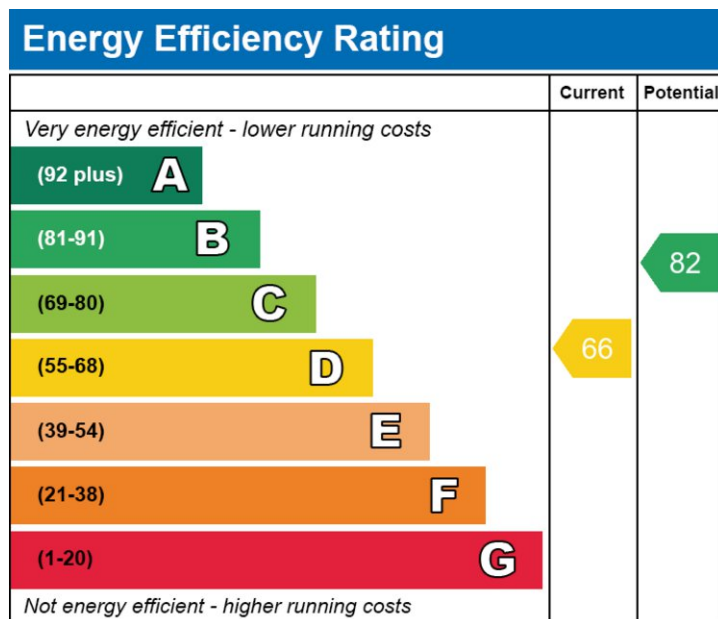
EXTERIOR SHED



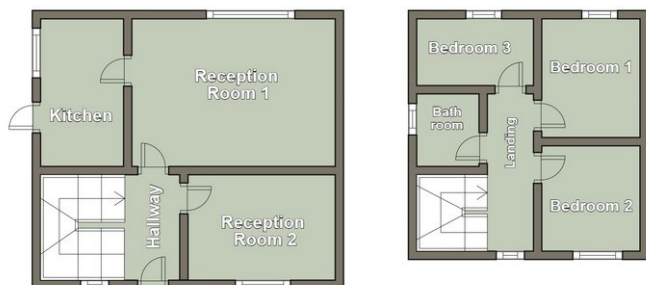




EPC



FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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