



**Brynheulog, Mountain Ash.  
CF45 3DJ**

**FOR SALE  
£114,995**



- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**
- **DOWNSTAIRS WET ROOM**



**3**



**2**



**1**



## **Property Description**

Welcome to this charming three bedroom property situated on a good-sized plot . Upon entering, you'll find the entrance hall that leads into a spacious lounge filled with natural light. The functional kitchen features a convenient layout, while a practical wet room on the ground floor adds to the home's accessibility.

Upstairs, there are three comfortable bedrooms and a bathroom, perfect for family living.

Outside, the enclosed front garden is laid to lawn with a lovely patio area, complemented by well-placed shrubs. A pathway leads to a side gate that grants access to the rear garden, which includes a patio section, a glass greenhouse, and a metal storage shed, all surrounded by greenery.

This property is a wonderful opportunity for families or first-time buyers looking for a well-maintained home with plenty of outdoor space. Don't miss your chance to make this lovely residence your own!

## **ENTRANCE HALL**

Entrance via a White uPVC front door into the entrance hall. Artex ceilings and walls. Carpeted flooring underfoot and a radiator. The hall provides access to the main lounge and includes a staircase leading to the first floor. Additionally, the electric meter and fuse board are conveniently located here for easy access.

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## **LOUNGE**

6.23 m x 4.93 m

A spacious, cosy lounge featuring an artex ceiling and wallpapered walls with a dado rail. Carpet flooring runs throughout, creating a comfortable ambiance, while two radiators ensure warmth year-round. The room is flooded with natural light from uPVC windows at both the front and rear, making it bright and inviting. A stone fireplace serves as a charming focal point. Door leading directly into the kitchen.

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## **KITCHEN**

4.33 m x 2.44 m

Kitchen fitted with white wood base and wall units with complimentary work surface. Stainless steel sink unit and is fully plumbed for an automatic washing machine. A freestanding cooker offers versatile cooking options. The artex ceiling and walls, paired with tiled backsplash around the work surface, add texture and style, while easy-care vinyl flooring ensures durability. Complete with a radiator, multiple power points, and a uPVC window to the side for natural light, the kitchen also includes a door leading to the inner hallway for convenient access.

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## **INNER HALLWAY**

Non slip flooring. Emulsion walls and ceiling. Sliding door to downstairs wet room. uPVC door to the rear.

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## **DOWNSTAIRS WETROOM**

2.58 m x 1.99 m

This practical downstairs wet room is designed for ease and accessibility, featuring a half-height bi-fold door for convenient entry. Equipped with a W.C. and wash hand basin, the room includes non-slip flooring for added safety. The walls and ceiling are finished with emulsion for a clean, fresh look, and a radiator ensures warmth. A frosted uPVC window to the side allows natural light while maintaining privacy.

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## **LANDING**

The landing area features an artex ceiling and walls, adding texture and character to the space. Carpet flooring and there is convenient attic access above. Doors lead to three bedrooms and the upstairs bathroom, while a uPVC window to the front allows natural light to brighten the area.

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## **UPSTAIRS BATHROOM**

1.66 m x 1.66 m

Bathroom includes a walk-in shower cubicle with a half-height bi-fold door for easy access, along with a W.C. and wash hand basin. Non-slip flooring ensures safety, and a radiator provides warmth. Artex ceiling and emulsion walls. uPVC window to the side with frosted glass allows for natural light while maintaining privacy.

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## **BEDROOM 1**

3.92 m x 3.34 m

Artex ceiling and wallpapered walls. Carpeted flooring, with a radiator to keep the room cosy. Convenient power points are located throughout, and a built-in cupboard houses the combi boiler for easy access. A uPVC window to the rear allows for plenty of natural light, creating a bright and inviting space.

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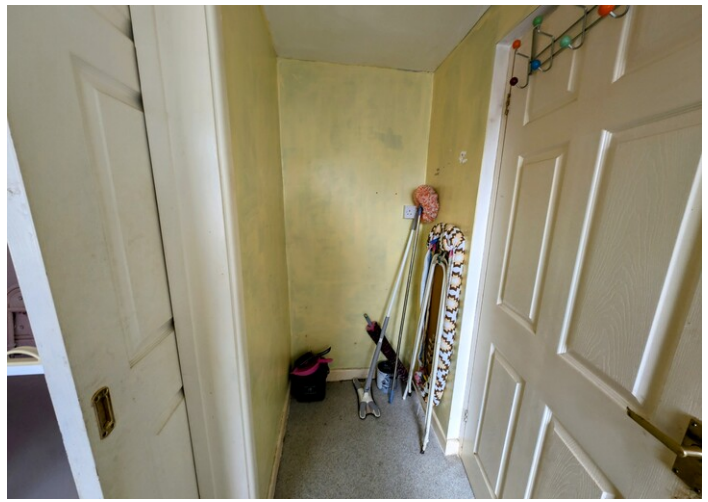


## **BEDROOM 2**

3.94 m x 2.80 m

Artex ceiling and wallpapered walls. Carpeted flooring and a radiator. Power points. uPVC window to the front fills the room with natural light, creating a bright and inviting atmosphere.

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## **BEDROOM 3**

3.16 m x 2.47 m

Artex ceiling and wallpapered walls. Carpeted flooring and a radiator. Power points. uPVC window to the front, allowing natural light to brighten the space.

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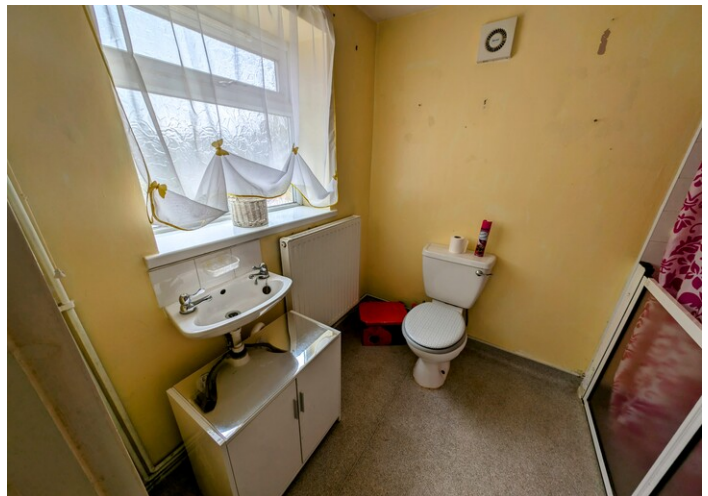


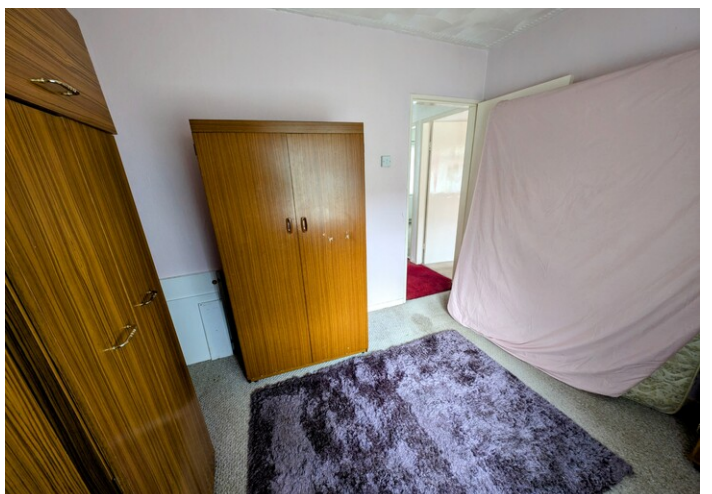
## **EXTERIOR**

The property boasts an enclosed front garden, laid with a lawn complemented by a charming patio section in the corner, perfect for relaxing or entertaining. The garden features lovely views and well placed shrubs, enhancing its curb appeal. A pathway leads to a wooden side gate that provides access to the rear of the property.

At the rear, you'll find a patio area ideal for outdoor dining, along with three steps leading to a generously sized tiered garden. This space is equipped with a glass greenhouse for gardening enthusiasts and a metal storage shed for all your tools and equipment, surrounded by vibrant shrubs to create a tranquil outdoor retreat.

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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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