



**Arnold Street, Caegarw.
Mountain Ash. CF45 4LF**

**FOR SALE
£140,000**



- **IMMACULATELY PRESENTED**
- **THREE BEDROOMS WITH ATTIC SPACE**
- **IN A SOUGHT AFTER LOCATION AND SOLD CHAIN FREE**



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Property Description

Situated in the popular area of Caegarw, this beautifully maintained three-bedroom mid-terraced property offers generous living space including a large attic room, ideal for versatile use. A short stroll brings you to the local primary school, while the town centre of Mountain Ash—with its shops, GP surgery, and train station—is all within easy walking distance. For commuters, the A470 is just a short drive away, providing excellent connectivity.

Perfectly suited as a family home, this property is turnkey ready and immaculately presented.

Step through the white uPVC front door into a bright entrance hall with smooth white walls and laminate flooring, setting a welcoming tone. The lounge boasts a modern bioethanol log burner (not included in sale), dual-aspect windows flooding the room with natural light, and stylish radiators for year-round comfort. The kitchen is fitted with crisp white wood units and warm wood-effect work surfaces, complemented by sunken spotlights and practical laminate flooring, with direct access to the rear garden.

Upstairs, the landing features restored original floorboards and provides access to three comfortable bedrooms—two carpeted and one with charming original floorboards—as well as a fresh bathroom with a white three-piece suite, tiled splashbacks, and sunken spotlights.

The attic space offers a versatile additional room with carpet flooring and a Velux window, perfect as a home office, hobby room, or guest bedroom.

Outside, a tiered garden area features decorative stones, mature planters, and a well-kept decking space with electric sockets—ideal for outdoor entertaining.

Offered chain-free, this lovely home presents a fantastic opportunity to move into a well-loved property in a convenient and sought-after location.

ENTRANCE HALL

Step through a white uPVC front door into a bright and inviting entrance hall. Tastefully finished with smooth white emulsion walls and ceiling, this space is enhanced by stylish laminate flooring that adds both warmth and practicality. Equipped with convenient power points, the hallway also houses the electric meter and modern fuse board, discreetly positioned for easy access. A staircase leads gracefully to the first floor, while a door opens into the welcoming lounge, setting the tone for the comfort and quality that continues throughout this beautifully maintained home.



LOUNGE

6.51 m x 3.46 m

Step into a stylish and serene living space designed for comfort and modern living. At the heart of the room is a contemporary bioethanol log burner—offering both ambiance and eco-friendly warmth (please note, this may not be included in the sale and can be confirmed during negotiations). The smooth white emulsion walls and ceiling create a bright, airy feel, beautifully complemented by the rich tones of the laminate flooring underfoot. A standard radiator is joined by a sleek modern vertical radiator, ensuring year-round comfort with a touch of designer flair. Flooded with natural light from dual-aspect windows to the front and rear, the lounge is a perfect place to relax or entertain. A doorway leads seamlessly into the kitchen, inviting you further into the home.



KITCHEN

3.18 m x 1.80 m

Sleek and functional, the kitchen is fitted with white wood base and wall units, perfectly complemented by warm wood-effect work surfaces. The smooth white emulsion walls and ceiling, enhanced by modern sunken spotlights, create a bright and polished atmosphere. Durable laminate flooring flows underfoot, while a stainless steel sink unit sits beneath a rear-facing uPVC window, allowing in plenty of natural light. Well-equipped with power points, a radiator, and plumbing for an automatic washing machine, this kitchen balances practicality with style. A uPVC door with adjacent side window opens directly to the exterior, offering convenient access to the outdoor space.



LANDING

The landing continues the home's clean, cohesive style with smooth white emulsion walls and ceiling, creating a bright and airy transition between rooms. The original floorboards have been beautifully restored, sanded back to reveal their natural charm and character. Practical features include a radiator and power points, while doors lead to three well-appointed bedrooms and the upstairs bathroom. A staircase provides access to the attic space, offering further potential or convenient storage.



UPSTAIRS BATHROOM

2.97 m x 1.98 m

Bright, fresh, and functional, the upstairs bathroom is fitted with a classic white three-piece suite comprising a bath with overhead shower, WC, and wash hand basin. The smooth emulsion ceiling features contemporary sunken spotlights, while the walls are finished in smooth emulsion with tasteful tiling around all splash-back areas for both style and practicality. A built-in cupboard discreetly houses the combi boiler, offering useful storage space. The room is completed with a radiator, easy-care laminate flooring, and a uPVC window to the rear with frosted glass for privacy and natural light.



BEDROOM 1

3.26 m x 2.97 m

A peaceful and comfortable retreat, Bedroom One is finished in smooth white emulsion on both walls and ceiling, creating a clean and calming atmosphere. Soft carpet flooring adds warmth underfoot, while a rear-facing uPVC window brings in natural light. The room includes a radiator and multiple power points, offering both comfort and convenience—ideal as a main bedroom or generous guest room.



BEDROOM 2

3.32 m x 2.67 m

Bright and inviting, Bedroom Two features smooth emulsion walls and ceiling, paired with soft carpet flooring for a cosy, comfortable feel. A front-facing uPVC window allows natural light to fill the room, while a radiator and convenient power points ensure the space is both warm and functional—perfect for use as a bedroom, home office, or study.



BEDROOM 3

2.50 m x 2.12 m

Charming and full of character, Bedroom Three continues the home's elegant finish with smooth emulsion walls and ceiling. The original floorboards, beautifully sanded and flowing through from the landing, add a touch of timeless appeal. A radiator and power point provide comfort and practicality, making this a versatile space—ideal as a bedroom, nursery, or home workspace.

ATTIC SPACE

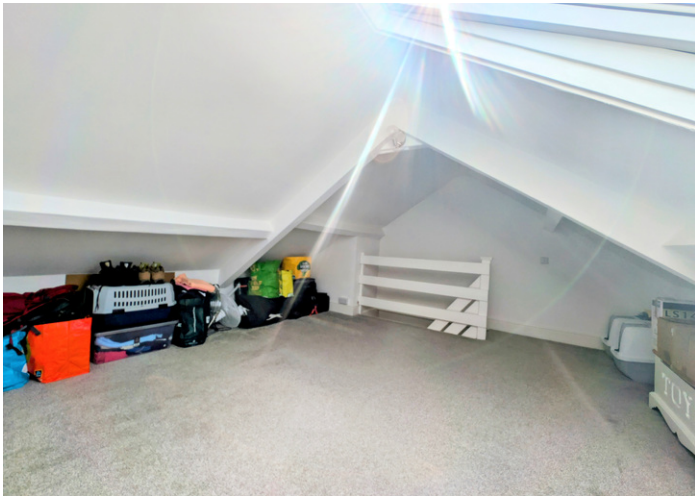
4.65 m x 4.14 m

A versatile and well-finished space, the attic room features smooth emulsion walls and ceiling, creating a clean and cohesive look in line with the rest of the home. Comfortable carpet flooring adds warmth, while power points make the space functional for a variety of uses—be it a home office, hobby room, or additional storage area. A Velux window to the front brings in natural light, making this a bright and useful extension of the living space.

EXTERIOR

The outdoor space is both attractive and practical, with steps leading to a tiered garden. The first level is laid with decorative stones and features wooden trough planters filled with a mix of real and artificial trees—creating a low-maintenance, landscaped feel. A further level offers a beautifully maintained decking area, ideal for relaxing or entertaining. This space currently houses the vendor's hot tub—so it could easily house yours too. Outdoor electric sockets are already in place for added convenience.







EPC

FLOORPLAN

Misdescriptions Act 1991

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