



**Pentwyn Avenue, Mountain
Ash. CF45 4YF**

FOR SALE
£150,000



- **DOWNSTAIRS BATHROOM**
- **TWO BEDROOMS, ONE WITH EN-SUITE**
- **END OF TERRACE WITH UNINTERRUPTED VIEWS**



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Property Description

Located on Pentwyn Avenue, this beautifully presented end-of-terrace property enjoys uninterrupted, stunning views to the front. Finished to a high standard throughout, the home offers spacious and flexible accommodation ideally suited for modern family living.

Upon entry, you're welcomed into a generous lounge with impressively high ceilings, creating a light and airy atmosphere. From here, step through to a large kitchen/diner that opens into a bright conservatory—perfect for entertaining or relaxing. The rear garden provides a private outdoor retreat, ideal for socialising or unwinding.

Upstairs, the property boasts two generously sized bedrooms, including a principal bedroom with a larger-than-average en-suite shower room. The home is conveniently located within half a mile of local amenities and the train station, and it offers excellent access to the A470—making daily commuting easy and efficient.

Internal viewing is highly recommended to fully appreciate the space, finish, and location this lovely home has to offer.

ENTRANCE PORCH

Step into the property through a stylish white uPVC front door into a bright and welcoming entrance porch. The space features durable laminate flooring, a clear Perspex roof that allows natural light to pour in, and glass side windows offering a pleasant outlook. A second uPVC door leads seamlessly into the lounge.

LOUNGE

6.80 m x 4.35 m

A spacious and inviting lounge featuring a beautiful marble-effect fireplace, complete with an electric log burner-style stove—creating a cosy focal point for the room. The ceiling is finished in emulsion with coving and a classic ceiling rose, complementing the emulsion-finished walls and easy-care laminate flooring. The room benefits from two radiators and multiple power points for convenience. Natural light floods in through a large uPVC window to the front, offering stunning views across the surrounding valleys, along with an additional uPVC window to the side. Internal door to the kitchen and stair access to the first floor complete this versatile living space.



KITCHEN

6.07 m x 3.68 m

A large and inviting kitchen fitted with an excellent range of sage green base and wall units, complemented by coordinating work surfaces for a stylish and practical finish. A central island provides additional workspace and storage underneath, making it ideal for both cooking and entertaining. A built in hob and double oven, along with a stainless steel sink unit. The kitchen is plumbed for an automatic washing machine and includes access to a storage cupboard and the downstairs bathroom. Finished with a radiator and ample power points for convenience. A uPVC door leads to the conservatory, with further uPVC windows offering views to the rear and into the conservatory.



DOWNSTAIRS BATHROOM

2.78 m x 2.39 m

A well-appointed bathroom fitted with a modern three-piece suite comprising a panelled bath with overhead shower, WC and a wash hand basin. The room features a chrome wall-mounted radiator, emulsion-finished ceiling and walls, and easy-to-maintain tiled flooring. A rear-facing uPVC window with frosted glass provides privacy while allowing in natural light.



CONSERVATORY

3.64 m x 2.10 m

A lovely addition to the home, this bright and airy conservatory offers a peaceful space to relax or entertain. Featuring tiled flooring and emulsion-finished stone walls, the room is surrounded by glass windows beneath a clear Perspex roof, allowing in plenty of natural light. A uPVC door provides easy access to the exterior, blending indoor and outdoor living.



LANDING

A bright landing area with emulsion-finished ceiling and walls, and access to the attic space. The floor is laid with comfortable carpet, and there are doors leading to two bedrooms. A uPVC side-facing window allows natural light to flow in.

BEDROOM 1

3.85 m x 3.32 m

A generously sized double bedroom with measurements taken to include the fitted mirrored wardrobe, offering ample built-in storage. Finished with an emulsion ceiling featuring decorative coving, emulsion walls, and cosy carpet flooring. The room also benefits from a radiator, power points, and two front-facing uPVC windows that provide excellent natural light.

BEDROOM 2

3.79 m x 2.42 m

A comfortable second bedroom with emulsion-finished walls and ceiling, complete with coving. The room is fitted with carpet flooring, a radiator, and power points. Built-in storage is provided via a cupboard with louvre doors, and there's direct access to a private en-suite. A rear-facing uPVC window brings in natural light and offers a quiet outlook.

ENSUITE

2.69 m x 2.38 m

A well-presented en-suite fitted with a shower cubicle, close-coupled WC, and a wash hand basin set into a practical vanity unit. The ceiling is finished in emulsion with coving, while the walls combine emulsion and decorative panelling. Laminate flooring offers a modern, low-maintenance touch. Additional features include a chrome radiator and a side-facing uPVC window providing natural light and ventilation.



EXTERIOR

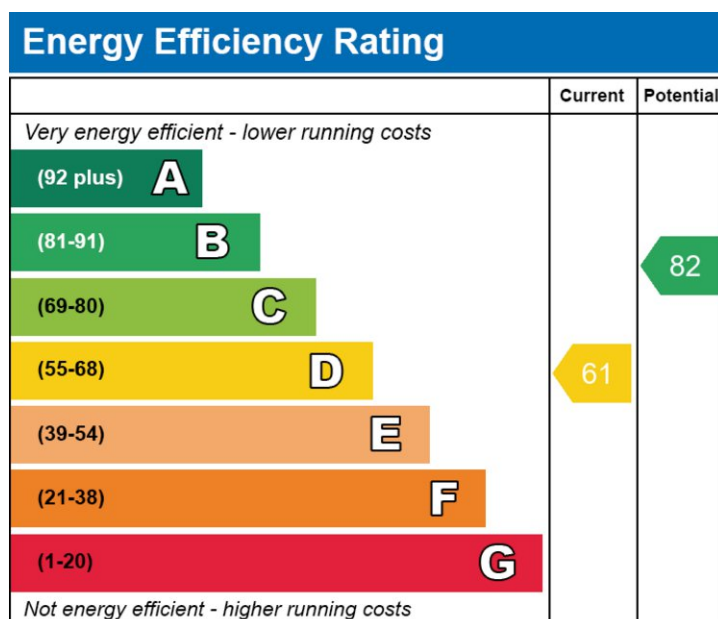
The property benefits from a wrap-around garden enclosed by close-boarded timber fencing, offering both privacy and security. An artificial lawn provides a low-maintenance space ideal for garden furniture and outdoor living. The garden also features mature shrubs, trees—including an apple tree—and an ornamental pathway leading to a tiered area laid with decorative stones. From every angle, enjoy stunning views of the surrounding mountainside.







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.

Data Protection Act 1998

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