



## Ash Road, offers over £189,000

- Council Tax Band - B
- Currently used as an Air BnB
- Close to the Taff Trail
- Close to Bike Park Wales
- Well-presented throughout
- EPC Rating: D



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  2
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## About the property

Presenting a delightful semi-detached house for sale in a desirable location with outstanding public transport links, proximate to local schools, amenities, parks, and various walking and cycling routes including Taff Trail and Bike Park Wales. This property is optimally positioned for families, couples, investors, and is currently being used as an Air BnB due to its strategic location and appealing features.

This neutrally decorated residence offers a warm and welcoming atmosphere with its cosy reception room, featuring a charming fireplace that serves as the heart of the house. It boasts of three generously proportioned double bedrooms that provide ample space for rest and relaxation.

The house includes three shower rooms, each thoughtfully designed to accommodate the needs of a modern household. The kitchen is a standout feature of this property, complete with a utility area that adds to the functionality of the space.

Additional unique features of this property include bike storage, catering to an active lifestyle. The spacious rear garden is another noteworthy feature, offering a serene outdoor space for relaxation or entertaining guests.



## Accommodation

**Hall** **Shower Room 2**

**Bedroom 2** **Shower Room 3**

9' 3" Max x 13' 9" Max ( 2.82m Max x 4.19m Max )

**Living Room**

12' 1" Max x 14' 6" Max ( 3.68m Max x 4.42m Max )

**Kitchen**

9' 2" Max x 8' 9" Max ( 2.79m Max x 2.67m Max )

**Utility Area**

**Shower Room 1**

**Landing**

**Bedroom 1**

10' 4" Max x 17' 4" Max ( 3.15m Max x 5.28m Max )

**Bedroom 3**

10' 9" Max x 12' 1" Max ( 3.28m Max x 3.68m Max )



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## Floorplan



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