



ESTATE AGENTS

... the key to a successful move



Ffordd Y Glowyr, Mountain Ash, Rhondda, CF45 4FD

**Offers in the
region of
£279,995**

* SPACIOUS FOUR BEDROOM DETACHED HOUSE

* TWO RECEPTIONS

* BREAKFAST KITCHEN/FAMILY ROOM

* SOUGHT AFTER LOCATION

* EXCELLENT TRANSPORT LINKS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

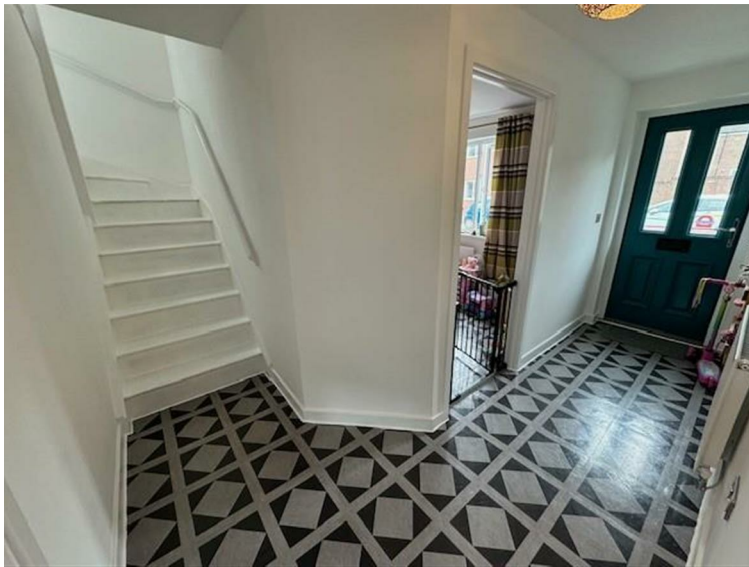
This property is an excellent family home situated in the popular Ffordd Y Glowyr development in the popular town of Mountain Ash close to a wide range of amenities, including supermarkets, shops, cafes, pubs and restaurants. Excellent transport links can be found from Mountain Ash and Penrhiwceiber rail stations and the A470. This spacious property comprises: A good sized living room and separate dining room, open plan kitchen/family room, with french doors leading onto a secure large garden.

Upstairs are four bedrooms the master bedroom having an en suite shower room, there is a family bathroom which is an ideal size. Outside is single garage and a two car drive with gardens to the front and rear. The property benefits from double glazing, gas central heating (with a combi boiler) throughout, as well as an NHBC guarantee with 5 years remaining The council tax band is E.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with ceiling light point, radiator, doors to downstairs rooms, stairs to first floor, exterior door.



LOUNGE 13'3 x 10'9 (4.04m x 3.28m)

Ceiling light point, radiator, uPVC double glazed window



DINING ROOM 10'9 x 9'10 (3.28m x 3.00m)

Ceiling light point, radiator, uPVC double glazed window



OPEN PLAN KITCHEN/FAMILY ROOM 20'3 x 9'6 (6.17m x 2.90m)

Open plan kitchen/family room with French doors to the rear garden. Fitted with a range of wall and base units with co-ordinating worktops, built in double oven, hob and extractor, sink and drainer with mixer tap, spaces for appliances

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UTILITY

Fitted wall and base units, plumbing and space for washer machine, space fo dryer, door to outside



CLOAKS

Fitted with a two piece white cloakroom suite



FIRST FLOOR

MASTER BEDROOM 12'5" x 11'5" (3.8m x 3.5)

Ceiling light point, radiator, double glazed window. Door to ensuite shower room.



ENSUITE

Fully tiled shower enclosure, wash hand basin set in vanity unit, low level w.c. Ceiling light point, heated towel rail, part wall tiled, double glazed window

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BEDROOM FOUR 8'2" x 7'10" (2.5m x 2.4m)

Ceiling light point, radiator, double glazed window.



BEDROOM TWO 12'5" x 11'5" (3.8m x 3.5m)

Ceiling light point, radiator, double glazed window.



BATHROOM 8'2" x 6'6" (2.5m x 2.0m)

Fitted with a three piece white bathroom suite comprises: sunken bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, double glazed window



BEDROOM THREE 9'10" x 9'2" (3.0m x 2.8m)

Ceiling light point, radiator, double glazed window.



OUTSIDE

There is a pebbled garden to the front of the property and a drive to the side providing ample parking and leading to a single garage at the rear of the property.

The rear garden has a paved patio area, grassed area and a specifically designed children's play area,

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GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Tenure

Leasehold - 934 years remaining

Offer Procedure


All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

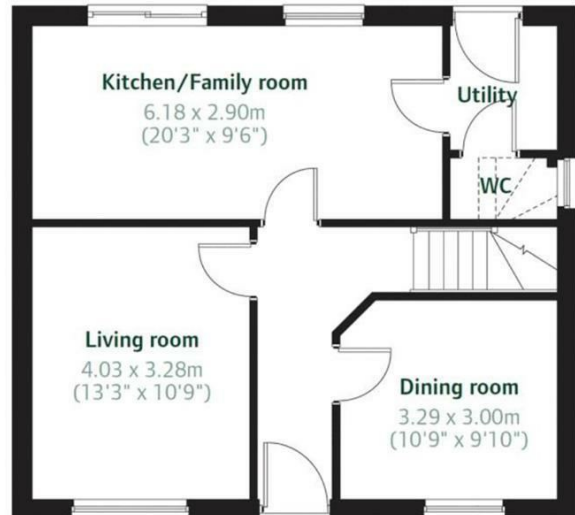
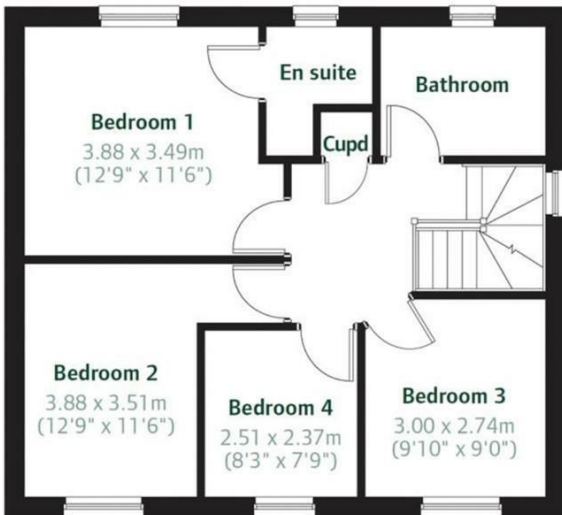
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



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