



# T Samuel Estate Agents

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**Troed-y-Rhiw Road, Caegarw  
CF45 4LD**

**FOR SALE**

**Fixed price**

**£160.000**



- PICTURESQUE VIEWS
- ATTRACTIVELY PRICED
- THREE BEDDOOMS PLUS ATTIC SPACE



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1



## Property Description

\*\*\* SEMI DETACHED VILLA STYLE \*\*\*

This semi detached villa style property sits on an elevated plot with bay windows to the front offering picturesque views of the local valley.

With it's generous floor plan this home offers ample space for comfortable living and has maintained many original features.

The bedrooms are generously sized and upstairs also offers an attic space which could provide multiple uses.

Situated in the popular area of Caegarw, Mountain Ash. Primary school on your doorstep with a local convenience store a few minutes walk away. The village of Mountain Ash is also easily reached by foot providing further shops, GP centre, train station and local hospital. Secondary school together with local play fields are also within walking distance.

The property has been attractively priced to promote a quick sale and will be sold with vacant possession and no onward chain.

Viewing is highly recommended to appreciate the potential this property offers.

Conveniently located for easy commuting as the A470 is a short drive away.

Accommodation: Entrance hall, lounge, kitchen/diner, upstairs bathroom, three bedrooms and attic space.



## ENTRANCE HALL

3.81 m x 1.01 m

Entrance via a modern composite front door. A small porch way with original tiles half way up the wall and the remainder wallpapered. Wallpapered ceiling.

Hallway has wallpapered walls with coving and original corbels. Vinyl flooring. Radiator. Cupboard housing electric meter and fuse board. Stairs to the first floor. Door to lounge.



## LOUNGE

7.35 m x 3.64 m

Generous size lounge with amazing views through the front bay window of the

surrounding valley. Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Two radiators. Power points. Carpet flooring. Double doors leading to kitchen/diner.

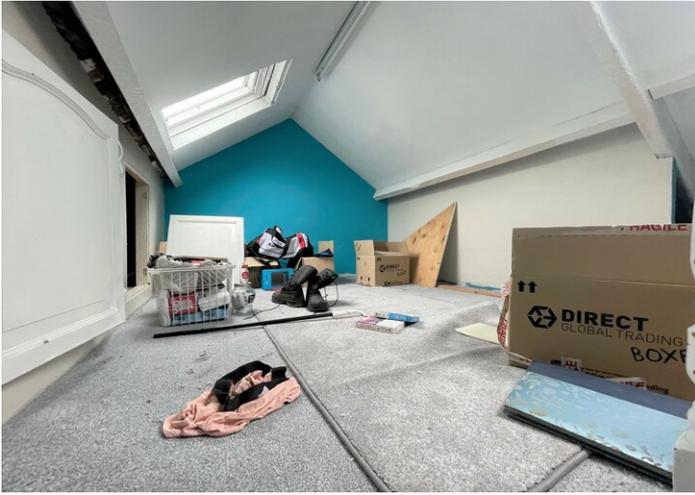


## KITCHEN/DINER

6.27 m x 5.16 m

L shaped kitchen/diner. Ample base and wall units in Mocha with wooden work surface and matching breakfast bar. Double oven range cooker with extractor hood above. Plumbed for automatic washing machine. Under stair storage cupboard. Emulsion ceiling. Emulsion walls with tiles around work surface. uPVC window to the side with uPVC French doors leading to the rear. A great benefit of this room is there is a further uPVC door leading to the front of the house.





## LANDING

Wallpaper walls with coving. Wallpaper walls. Carpet flooring. Power points. Doors to three bedrooms, upstairs bathroom and stairs to attic space.

## UPSTAIRS BATHROOM

2.48 m x 1.87 m

Three piece suite in white comprising bath with glass shower screen and over bath shower, w.c and wash hand basin. Emulsion ceiling with sunken spotlights. Half tiled and emulsion walls. Chrome radiator. Vinyl flooring. uPVC window to the side with frosted glass.



## BEDROOM 1

4.83 m x 4.66 m

Emulsion ceiling. Emulsion walls with one wallpapered as feature. Carpet flooring. Two radiators. Power points. Two uPVC windows to the front, one being a bay window with beautiful views.



## BEDROOM 2

3.27 m x 2.72 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Built in wardrobes. uPVC window to the side.

## BEDROOM 3

3.18 m x 2.53 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.





## ATTIC SPACE

4.07 m x 2.78 m

A good space which could potentially have a multiple of uses. Emulsion walls and ceiling. Power points. Under eave storage. Two Velux windows.

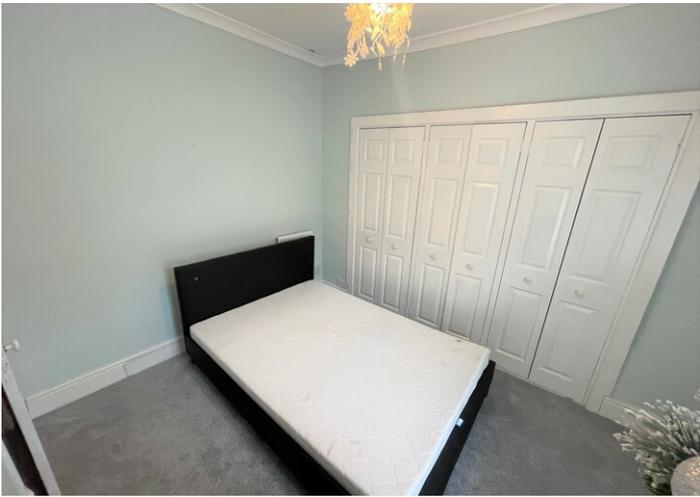


## EXTERIOR

Front - steps to front forecourt and side access.

Rear - Steps up to rear garden and rear access.







#### 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

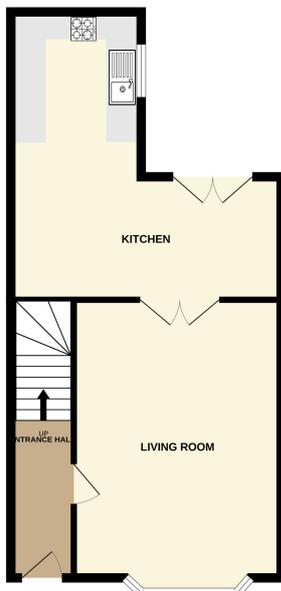
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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



2ND FLOOR

