



**Gwernifor Street, Darranlas,  
Mountain Ash. CF45 3NA**

**FOR SALE  
£159,950**



- **4 BEDROOM TERRACED**
- **SPACIOUS ACCOMMODATION**
- **SLEEK MODERN BATHROOM & FIRST FLOOR WC**



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## **Property Description**

T Samuel Estate Agents are pleased to bring to market this stone fronted 4 bedroom terraced property situated in popular Gwernifor Street, Darranlas.

The property has been completely renovated in recent years and is turn key ready.

This front forecourt stone-built property has been renovated to a very high standard. A modern spacious high gloss kitchen with some integrated appliances and ceramic tiled flooring. A contemporary style family bathroom and first floor WC. Quality laid carpets and laminate flooring throughout gives a real sense of modern style.

Close proximity of a primary school, local convenience store and the play/skate park is a few minutes walk away making this an ideal family location.

Mountain Ash town centre with its further shops, health centre, hospital and train station are within walking distance.

The A470 is a short drive away providing easy access to Cardiff and the Heads of the valley link roads.

*Property comprises:*

*Entrance hall, Spacious lounge diner, Kitchen, Utility area and ground floor bathroom. To the first floor landing 4 bedrooms and wc.*

## **Hallway**

3.37 m x 0.91 m

Entrance to the property via Upvc door. Smooth emulsion ceilings and walls. Neutral laminate flooring. Radiator. Door leading to lounge diner. Staircase to first floor.

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## **Lounge Diner**

6.60 m x 3.91 m

The lounge diner is spacious, light and airy. Neutral decoration throughout making it a perfect living space. There really is an abundance of space for all the family. Dual aspect windows. Attractive wood effect laminate flooring. Smooth emulsion ceiling and walls. Radiators. Power points. Door leading to kitchen.

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## **Kitchen**

3.25 m x 3.05 m

A contemporary sleek cream gloss kitchen with ample base and wall units. Wood effect complimentary worktops. It features an electric fan oven, a gas hob with an extractor fan above. Integrated under counter fridge and freezer. Smooth ceiling with spotlights and the tiled splashbacks complete the stylish look. Radiator. Upvc windows to the side and door giving access to the rear garden. Open through to utility area.

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## **Utility Area**

Ample space for side by side washing machine and tumble dryer. Combination boiler. Complimentary worktop. Smooth emulsion ceiling and walls. Door leading the bathroom.

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### **Ground floor bathroom**

3.40 m x 1.80 m

A modern 4 piece bathroom suite in white. Smooth emulsion ceiling with spotlights. Plinth lighting set the ambience for a place to unwind after a hard days work. Stylish double inset rain fall shower with glass doors., its both stylish and functional. Sink unit set in useful vanity unit. Chrome heated towel rail. uPVC window to the rear.

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### **Bedroom 1**

3.42 m x 3.34 m

Lovely size primary bedroom. Smooth emulsion ceiling and walls. Upvc window to the front. Radiator. Power points. Fitted carpet laid.

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### **Landing**

5.15 m x 0.80 m

Smooth emulsion ceiling and walls. High quality carpet laid. Doors giving access to all bedrooms and WC. Attractive modern bannister with chrome spindles.

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### **WC**

1.25 m x 1.28 m

Useful first floor WC and wash hand basin. Smooth emulsion ceiling with Velux window. Smooth walls with tiled splashback. Chrome heated towel rail.

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### **Bedroom 2**

3.38 m x 2.80 m

Double bedroom with smooth emulsion ceiling and walls. Radiator. Power points. Quality carpet laid. uPVC window to the rear.

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### **Bedroom 3**

Smooth emulsion ceiling and walls. Radiator. Power points. Radiator. Alcove, great for a desk. uPVC window to the rear.

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### **Bedroom 4**

3.11 m x 1.75 m

Smooth emulsion ceiling and walls. Quality carpet laid. Radiator. Power points. uPVC window to the front.

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### **Rear garden**

Tiered rear garden with amazing panoramic views of the mountainside.

Virtually maintenance free with patio, wooden decking and artificial grass laid. Perfect space for family time and great for relaxing and unwinding. Ample space for garden furniture and BBQ.

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## 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.

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