



**Hamilton Street,  
Mountain Ash. CF45 3RH**

**FOR SALE  
£215,000**



- **QUIET LOCATION CLOSE TO PARK**
- **3 BEDROOM WITH OFF ROAD PARKING**
- **DOWNSTAIRS BATHROOM PLUS UPSTAIRS SHOWER ROOM**



**3**



**2**



**1**





## **Property Description**

\*\*\* GOOD SIZE VILLA STYLE FAMILY HOME \*\*\*

T Samuel Estate agents are delighted to bring to the market this spacious family home located in an elevated position. The views to the front are outstanding and really show off our local mountain side.

Ideally situated close to the town centre however gives you a more rural feeling.

The property features generous living accommodation with a contemporary and rustic feel. There are dual aspect windows to the lounge with one being a bay window allowing plenty of natural light to flow through. Log burner with solid oak mantle, ideal for cosy wintry nights.

To the rear of the property is Victoria Park, which provides wonderful walks and provides easy access to the mountains beyond.

Mountain Ash town centre is within walking distance providing local amenities, GP surgery, hospital and train station. Local primary school and play/skat park are also within walking distance making this an ideal family location.

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

Accommodation: Entrance hall, Lounge, Kitchen, utility room, downstairs family bathroom, three bedrooms and upstairs shower room. Off road parking to the rear for a small vehicle together with storage/man cave.

## **ENTRANCE HALL**

Entrance via a golden oak colour uPVC front door. Emulsion ceiling with decorative coving and ceiling rose. Emulsion walls. Radiator. Power points. Stairs to the first floor. Double doors leading to lounge. Entrance to kitchen. Herringbone original parquet flooring.

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## **LOUNGE**

7.13 m x 3.54 m

Open fireplace with log burner and wooden mantle. Herringbone parquet flooring. Emulsion ceiling with wooden beams giving the lounge a contemporary rustic feel, coving and ceiling rose. Emulsion walls. Two radiators. Power points. uPVC bay window to the front and a further window to the rear allowing natural light to flow through.

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## **KITCHEN**

5.61 m x 3.32 m

Ample base and wall units in Anthracite grey with complimentary wooden work surface. Black sink unit. Built in hob with extractor above. Built in oven and microwave. Polished porcelain tiled flooring. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Door to utility room. Space for kitchen table and chairs. uPVC window to the side and french doors leading to exterior.

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## **UTILITY ROOM**

2.20 m x 1.87 m

Emulsion ceiling with sunken spotlights. Emulsion walls. Polished porcelain tiled flooring. Power points. Plumbed for automatic washing machine. Door to bathroom. Velux window.





### **DOWNSTAIRS BATHROOM**

3.00 m x 2.00 m

White bathroom suite comprising roll top bath, close coupled w.c and wash hand basin with vanity unit. Tall storage unit. Emulsion ceiling with sunken spotlights. Emulsion and tiled walls. Polished porcelain tiled flooring. Radiator. uPVC window to the rear with frosted glass.

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### **LANDING**

Emulsion ceiling with coving and ceiling rose. Emulsion walls. Carpet flooring. Doors to upstairs shower room and three bedrooms. Attic access. Power points.

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### **UPSTAIRS SHOWER ROOM**

4.22 m x 3.17 m

Measurements taken to the fitted wardrobes. Generous sized master bedroom. Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front with amazing views of the local mountain side.

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### **BEDROOM 2**

3.67 m x 3.18 m

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

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### **BEDROOM 3**

2.91 m x 2.30 m

Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. Fitted wardrobe housing combi boiler. uPVC window to the rear.

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### **UPSTAIRS SHOWER ROOM**

3.05 m x 1.94 m

Large shower cubicle with close coupled w.c and wash hand basin with vanity unit. Emulsion ceiling with sunken spotlights. Tiled walls and flooring. Radiator. uPVC window to the side with frosted glass.

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### **EXTERIOR**

Front - Steps leading to tiered patio, ideal to sit and admire the local mountain side. Side gate leading to rear.

Rear - Newly laid Indian sandstone patio. Wooden storage shed/man cave. Steps leading to a further section laid with decorative pebbles. Electric roller shutter doors providing access to rear lane and off road parking for small vehicle.









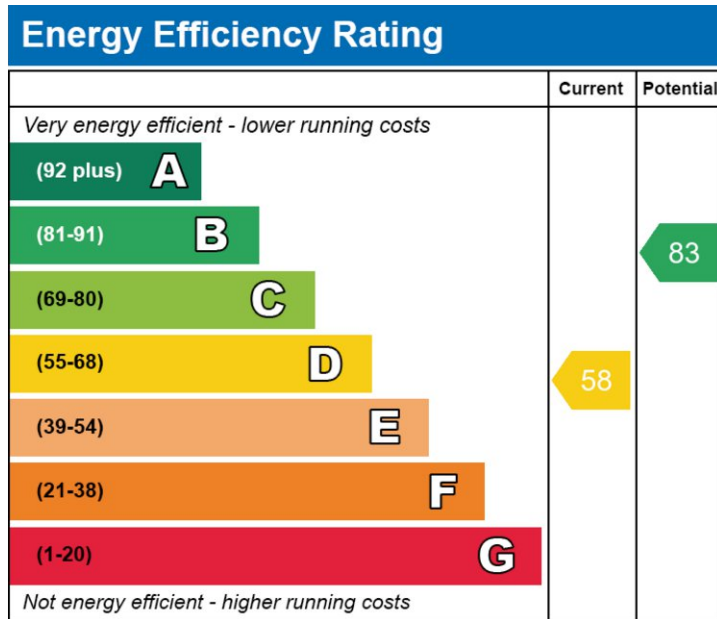








## EPC



## 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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