



**Sierra Pines, Glenboi.
CF45 3DS**

**FOR SALE
£130,000**



- **TWO BEDROOMS**
- **STUNNING VIEWS FROM BALCONY**
- **ALLOCATED PARKING TO THE REAR**



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Property Description

T Samuel Estate Agents bring to market this charming two-bedroom linked property located in the desirable Sierra Pines area of Mountain Ash.

The ground floor features a modern kitchen and a spacious living room, complete with UPVC patio doors that open onto the rear garden.

On the first floor, you'll find a landing leading to the master bedroom, which boasts a balcony offering breathtaking views. The second bedroom, situated at the front, includes a built in storage cupboard. Completing the floor is a modern shower room, featuring a WC, a wash hand basin, and a convenient corner shower. Convenient front and rear gardens with off road parking for 2 vehicles.

Situated in a quiet and convenient position close to the train station. Short drive away from A470 and heads of the valleys link roads.

Primary and secondary schools are nearby. Local to Mountain Ash Town centre with its selections of shops. Aberdare town centre is a short drive with its supermarkets and good selection of shops and restaurants.

KITCHEN

3.70 m x 2.16 m

Artex ceiling and smooth emulsion walls . Attractive light oak effect kitchen with complimentary worktops. Space for white goods. ceramic tiled floor and attractive tiled splash back . Door leading to first floor and door leading to living room.



LIVING ROOM

4.61 m x 3.16 m

Light and airy living room with job patio doors and upvc window to the rear with amazing views over the mountainside. Aztec ceiling and smooth emulsion walls with laminated flooring. Radiator. Power points.



BEDROOM 1

3.34 m x 2.60 m

Artex ceiling and smooth emulsion walls with dado rail. Upvc door leading to balcony with far reaching fabulous views. Radiator. Power points.

BEDROOM 2

3.55 m x 2.60 m

Artex ceiling and smooth emulsion walls with dado rails. Radiator. Power points. Laminated flooring. upvc velux window and upvc window to the front.



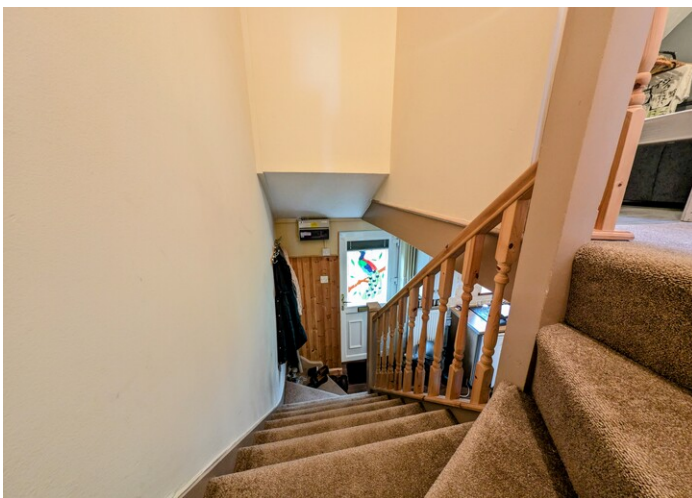
FIRST FLOOR BATHROOM

2.05 m x 1.92 m

Smooth emulsion ceiling and partially smooth emulsion walls. Wall tiles and ceramic floor tiles. wash hand basin and wc . convenient corner shower. upvc window to the rear.









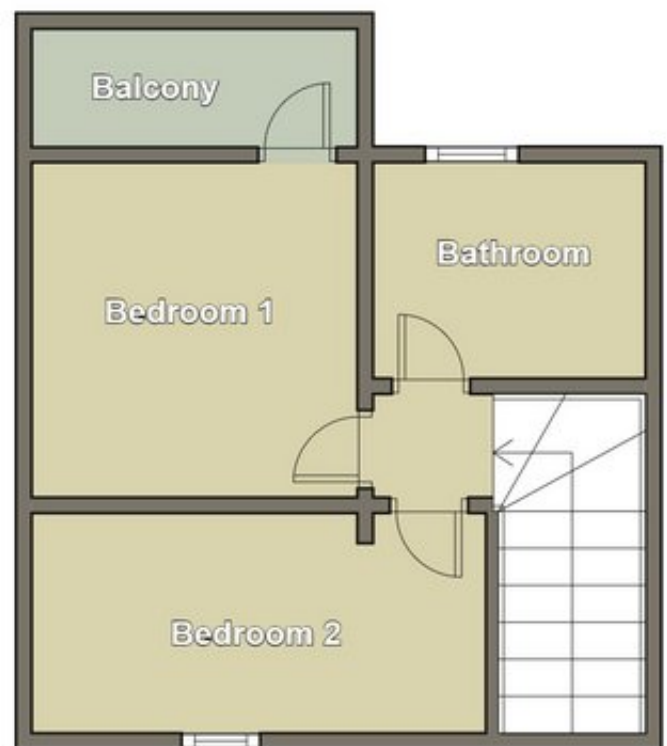




EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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