



**Cilhaul Terrace, Mountain Ash.  
CF45 3ND**

**FOR SALE  
£130,000**



- **3 BEDROOM TERRACE**
- **MODERN KITCHEN**
- **MOUNTAINSIDE VIEWS**



**3**



**1**







## **Property Description**

Stunning 3-Bedroom Stone-Fronted Terraced Home with Breathtaking Mountain Views!

Welcome to this beautifully presented three-bedroom stone-fronted terraced home, offering the perfect blend of modern living and traditional charm. Nestled in a desirable location, this spacious property boasts stunning views of the local mountain, making it an ideal retreat for families, first-time buyers, or those looking to enjoy a picturesque setting. Situated in Cilhaul Terrace, Mountain Ash.

This home seamlessly combines modern style with traditional character, offering a warm and inviting space in a sought-after location. With excellent transport links, local amenities, and scenic walks right on your doorstep, this is an opportunity not to be missed!

Close to all amenities including Primary schools, shops and skate/play park. Train Station and A470 are close by giving easy access to the surrounding areas.

## **HALLWAY**

3.97 m x 0.90 m

The property is accessed via forecourt front through a stylish uPVC entrance door, opening into a welcoming hallway. The space features smooth emulsion ceilings and walls, complemented by a modern laminate floor that enhances the contemporary feel. A radiator provides warmth, while a staircase leads to the first floor, and a door offers access to the spacious lounge-diner.

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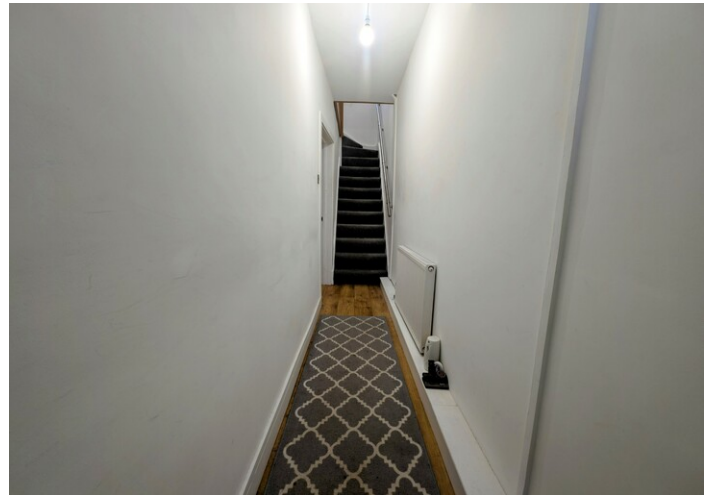


## **LOUNGE DINER**

6.41 m x 3.39 m

The spacious lounge-diner is a bright and inviting living space, featuring a large uPVC window to the front, allowing for plenty of natural light. The room is beautifully finished with smooth emulsion ceilings and walls, complemented by stylish laminate flooring for a modern touch. A charming inset area with a power point provides the perfect spot for an electric stove, creating a cozy focal point. The space is further enhanced by a radiator for warmth and multiple power points for convenience, making it an ideal setting for both relaxing and entertaining.

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## **KITCHEN**

3.19 m x 2.72 m

The modern kitchen is beautifully designed with a sleek and contemporary finish. It features dove grey high-gloss base and wall units, providing ample storage while enhancing the stylish aesthetic. The look is complemented by limed grey oak-effect worktops, offering both durability and a sophisticated touch.

A built-in oven and a four-zone induction hob with a stylish extractor fan above add to the kitchen's functionality, making it perfect for home cooking. There is also plumbing for a washing machine and tumble dryer, ensuring convenience for daily living.

The space is further enhanced by smooth emulsion ceilings and walls, creating a fresh and seamless feel. Laminate flooring completes the design, adding both practicality and modern charm to this well-appointed kitchen. open through to breakfast area and door leading to ground floor bathroom.

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## **BREAKFAST ROOM**

3.31 m x 2.72 m

Great addition to the property is this breakfast area with smooth emulsion ceiling and walls. Laminate flooring laid. Upvc patio door to the rear garden

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## **BATHROOM**

3.02 m x 1.53 m

The modern bathroom is stylishly designed, featuring a sleek bathtub with an overhead shower for both relaxation and convenience. The suite also includes a contemporary WC and wash hand basin, seamlessly blending functionality with elegance. Attractive tiling, highlighted by a split slate-effect feature panel, adds a touch of sophistication to the space. A uPVC window to the side allows for natural light, while the smooth emulsion ceiling with recessed spotlights enhances the bright and airy ambiance.



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## **LANDING**

3.51 m x 1.66 m

Landing with doors leading to all 3 bedrooms. Beautiful glass and oak balustrade adds to the modern feel. Smooth emulsion ceiling and walls. Carpets laid.

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## **BEDROOM 1**

3.68 m x 2.37 m

Double bedroom with smooth emulsion ceiling and walls. Carpets laid. Radiator. Power points. upvc window to the rear.

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## **BEDROOM 2**

2.59 m x 2.81 m

Another double bedroom with smooth emulsion ceiling and walls. Carpets laid. Radiator. Power points. Upvc window to the front.

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## **BEDROOM 3**

2.77 m x 2.08 m

Smooth emulsion ceiling and walls. Carpets laid. Radiator. Power points. Upvc window to the front

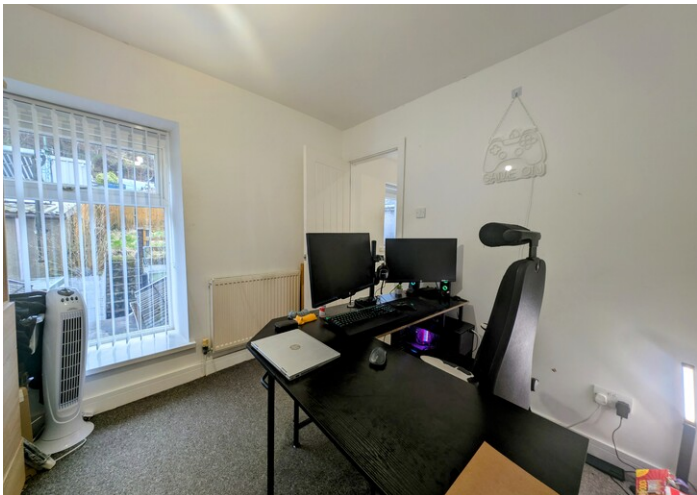
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## **REAR GARDEN**

The rear garden is conveniently accessed via patio doors from the breakfast area, seamlessly extending the living space outdoors. A paved patio provides the perfect spot for outdoor dining or relaxation, while steps lead up to a well-maintained lawn, offering a great space for children, pets, or gardening enthusiasts. The garden is enclosed by close-boarded fencing, ensuring privacy, while the breathtaking views of the surrounding mountainside create a stunning backdrop to enjoy year-round.





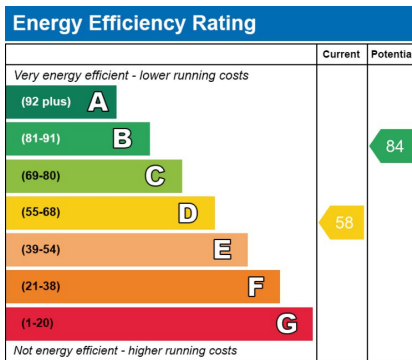








# EPC



# 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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