



**Campbell Terrace, Caegarw,
Mountain Ash, CF45 4AE.**

FOR SALE
£190,000



- **3 BEDROOM SEMI DETACHED PROPERTY**
- **SPACIOUS ACCOMODATION**
- **SOUGHT AFTER LOCATION**



3



1



2



Property Description

Nestled on Campbell Terrace in the sought-after area of Caegarw, Mountain Ash, this much-loved family home offers a fantastic opportunity for first-time buyers or growing families. This three-bedroom semi-detached property has been well maintained over the years and, while in need of modernisation, presents a wonderful canvas for creating a comfortable and stylish home tailored to your taste.

Upon arrival, you're greeted by a welcoming front forecourt. Stepping inside, the hallway leads to two reception rooms, thoughtfully partitioned by internal doors, allowing for flexible living arrangements. The spacious kitchen sits to the rear of the home and is complemented by a useful store room and a convenient utility area, along with a practical downstairs shower room.

Upstairs, a split-level landing gives access to three generously sized double bedrooms, offering ample space for family living or home working. With its solid structure and desirable location, this property combines potential with charm, ready for the next owners to make it their own. There is potential for a loft conversion, subject to the relevant planning permissions and regulations, as similar properties on the street have successfully undertaken this type of extension.

Hallway

4.42 m x 1.06 m

Access to the property is upvc front door. Wall paper ceiling with cornice and ceiling room. Doors giving access to the living rooms and kitchen. Staircase to the first floor

Living room 1

4.13 m x 3.16 m

The room features wallpapered walls and ceiling, with fitted carpets throughout. A distinctive bay window to the front allows for plenty of natural light, enhancing the sense of space. The room also benefits from a radiator, multiple power points, and a charming feature fireplace that adds character and warmth.

Living room 2

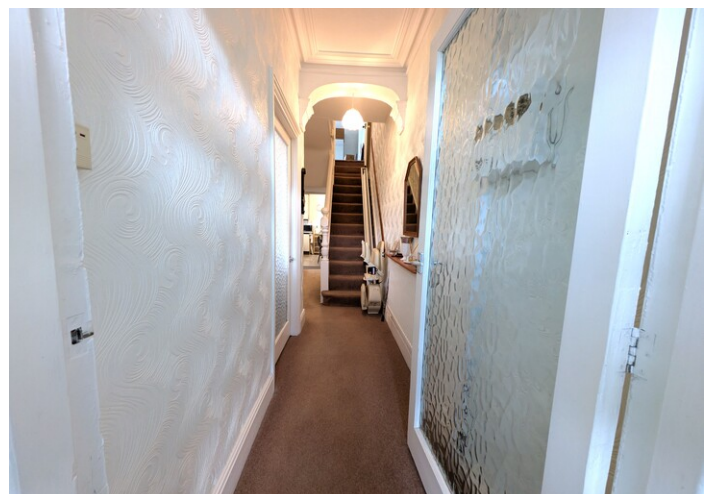
3.42 m x 3.18 m

Another generously sized room, beautifully presented with wallpapered walls and ceiling. A wooden-framed window to the rear allows for natural light, while fitted carpets provide comfort underfoot. The space also includes a radiator, multiple power points, and a characterful feature fireplace, making it a warm and inviting area for relaxation or entertaining.

Kitchen

3.65 m x 3.18 m

A spacious kitchen offering plenty of potential, featuring wallpapered walls and ceiling with laminate tile-effect flooring. A uPVC window to the side brings in natural light, complementing the fitted kitchen with a range of base and wall units for ample storage. There is generous space to accommodate a dining table, making it a practical area for family meals. A door leads through to the utility room, rear store room, and shower room. Additional benefits include a radiator and multiple power points.



Utility room

3.46 m x 2.77 m

A highly practical and convenient utility room, ideal for day-to-day household tasks. It is fitted with base units offering additional storage, along with plumbing for a washing machine, making laundry duties effortless. The room features smooth emulsion walls and a polycarbonate roof, allowing natural light to filter through while maintaining durability. There are multiple power points for appliances, and doors providing easy access to both the front and rear of the property, enhancing the overall functionality and flow of the home.



Storage room/Pantry

A versatile space, perfect for storing all your kitchen essentials with ease. It also offers great potential for alternative uses, such as a walk-in pantry,



Shower Room

2.43 m x 2.07 m

A well-appointed shower room featuring a spacious double walk-in shower, WC, and wash hand basin. A uPVC window to the rear allows for natural ventilation and light. The room also includes a radiator for added comfort and a built-in cupboard housing the combination boiler, providing easy access while keeping the space tidy and functional.



Bedroom 1

5.05 m x 3.13 m

A generously sized double bedroom featuring a uPVC window to the front, allowing for plenty of natural light. The room is finished with wallpapered walls and ceiling, and fitted with comfortable carpeting. It offers ample space to accommodate all your bedroom furniture with ease. Additional features include a radiator for warmth and multiple power points for convenience.



Bedroom 2

3.40 m x 3.56 m

Another well-proportioned double bedroom, tastefully finished with wallpapered walls and ceiling. The room is laid with carpet for added comfort and warmth, and benefits from a radiator and a uPVC window to the rear, allowing in natural light while offering a pleasant outlook.



Bedroom 3

A comfortable double bedroom featuring an artex ceiling and wallpapered walls, with fitted carpet providing a cosy feel underfoot. The room includes a radiator for warmth, multiple power points for convenience, and a uPVC window to the rear that brings in natural light and offers a pleasant view.



Landing

A spacious split-level landing, finished with wallpapered walls and ceiling, and fitted carpeting for comfort. This versatile area provides access to all three bedrooms via well-positioned doors and includes a convenient storage cupboard, ideal for keeping household essentials neatly tucked away.



Rear garden

The rear garden is conveniently accessible through the utility room and features a concrete yard leading up via steps to a paved patio area, perfect for outdoor seating or entertaining. The garden is enclosed by sturdy stone walls, providing privacy and character, and is beautifully complemented by well-maintained shrubs adding a touch of greenery and natural charm. Additionally, there are storage sheds for extra practicality, along with gated pedestrian access to the rear, offering easy entry and exit.

Front garden

The front garden is accessed through a metal gate and bordered by a charming stone wall. It features a neatly paved patio area adorned with a variety of pretty shrubs and flowering plants, creating an inviting and well-maintained entrance. There is also convenient access through to the rear of the property.







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.

Data Protection Act 1998

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