



**Parc Gwernifor, Mountain Ash.
CF45 3UQ**

FOR SALE
£280,000



- **GARAGE WITH ADDITIONAL OFF ROAD PARKING**
- **EXTENSION/ANNEXE TO REAR**
- **SOUGHT AFTER LOCATION**



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Property Description

T Samuel Estate Agents are proud to present this immaculate and spacious three-bedroom semi-detached home, perfectly positioned in a quiet cul-de-sac within one of the area's most sought-after residential locations.

This beautifully maintained property offers excellent kerb appeal and a wealth of space, making it an ideal choice for families. Benefitting from off-road parking for at least four vehicles plus a garage, the home is just a short distance from the town centre, train station, medical centre, and a range of local amenities. The nearby A470 trunk road provides superb commuter links to Cardiff and the surrounding areas.

A standout feature of this property is the large purpose-built rear extension/annexe, complete with its own central heating system. This highly versatile space comprises a wet room, utility room, storage area, and office/fourth bedroom, making it perfect for multi-generational living, working from home, or guest accommodation.

To the rear, a generous patio area enjoys far-reaching views across the valley — an ideal setting for entertaining, dining al fresco, or simply relaxing with the family.

Accommodation Comprises:

Entrance Hallway

Cloakroom/W.C.

Lounge

Kitchen/Diner

Family Bathroom

Three Bedrooms

Office/Annexe with Wet Room & Utility

Viewing is highly recommended to fully appreciate the space, flexibility, and exceptional location this beautiful home has to offer.

ENTRANCE HALLWAY

Emulsion walls and ceiling. Tiled floor. Door to cloakroom/w.c. and lounge.

CLOAKROOM/W/C

A ground floor cloakroom/w.c. with emulsion walls and ceiling. Tiled floor. W.C. and pedestal wash hand basin, radiator, window to front.

LOUNGE

5.42 m x 4.82 m

A pleasant, light family space with emulsion walls and ceiling. Tiled floor. Feature fire place housing electric fire. Window to front, radiator, electric power points.

KITCHEN/DINER

5.43 m x 2.96 m

A modern kitchen/diner with emulsion walls and ceiling with sunken spotlighting. French doors open onto a large patio area enjoying extensive views over the valley (ideal for al fresco dining or breakfast on a sunny day). Tiled floor. Cream gloss wall and base units, gas hob and electric oven with chimney style extractor hood, breakfast bar, electric power points, radiator, window looking over valley.

STAIRS/LANDING

Emulsion walls and ceiling. Carpet as laid.

FAMILY BATHROOM

2.21 m x 1.71 m

Tiled walls and emulsion ceiling with sunken spotlighting. Tiled floor. White suite comprising of bath with shower above, w.c. and pedestal wash hand basin. Radiator, extractor fan, window to rear.



BEDROOM 1 (REAR)

3.08 m x 2.98 m

Emulsion walls and ceiling. Laminate flooring. Radiator, electric power points, window to rear with views over valley.

BEDROOM 2 - MASTER

3.83 m x 3.11 m

Emulsion walls and ceiling. Laminate flooring. Radiator, electric power points, window to front, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled with emulsion ceiling with sunken spotlighting. Tiled floor. Shower cubicle, pedestal wash hand basin and w.c.

BEDROOM 3 (FRONT)

3.41 m x 2.21 m

Currently being used as a dressing room with emulsion walls and ceiling. Laminate flooring. Radiator, electric power points, window to front.

REAR EXTENSION/ANNEXE

A large extension to rear of property which could lend itself as an ideal office space or fourth bedroom with its separate central heating system to main house. Consisting of utility area, storage cupboards, door to garage, wet room, office.

WET ROOM

1.53 m x 0.81 m

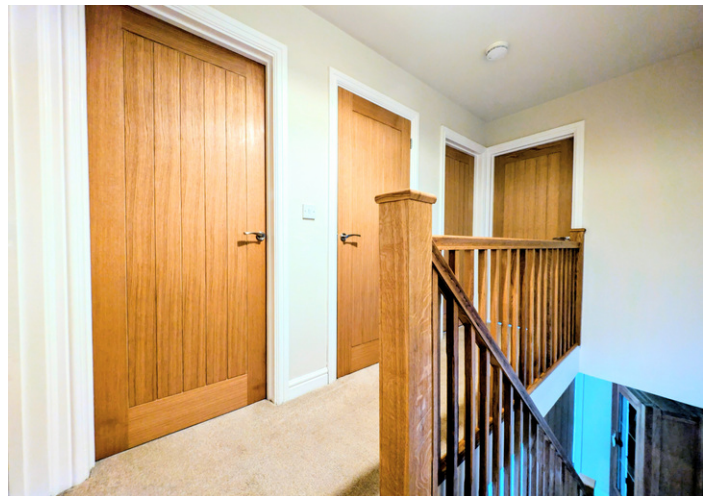
OFFICE/4TH BEDROOM



3.22 m x 2.87 m

OUTSIDE

Driveway to front for at least 4 vehicles lead to single garage with a lawn area to the side. The rear of the property has a large composite decked area with steps down to a further area ideal for hot tub/barbeque. Extensive views over the valley enhance this relaxing space.

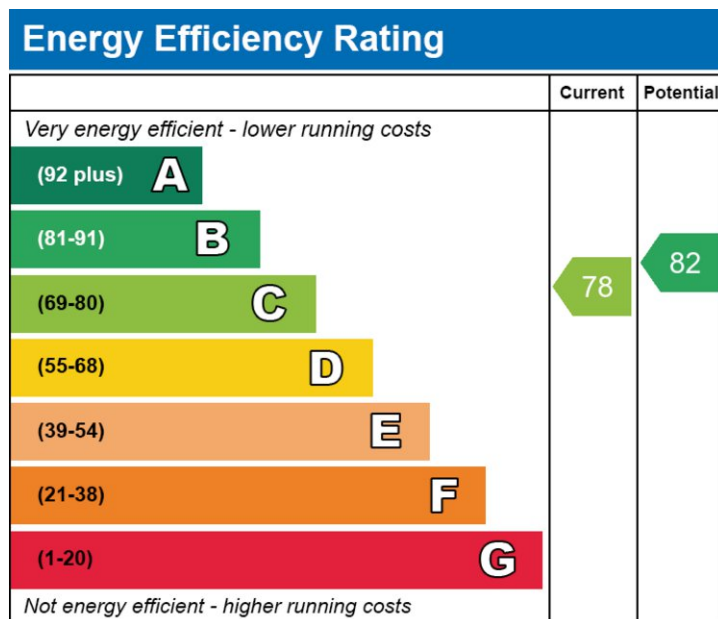








EPC



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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