



**Woodland Terrace, Mountain
Ash, CF45 3RF.**

FOR SALE
£135,000



- **THREE GOOD SIZE BEDROOMS**
- **LOUNGE WITH MUTLI FUEL LOG BURNER**
- **RIGHT ON THE DOORSTEP OF VICTORIA PARK
AND SCENIC TRAILS!**



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Property Description

This beautifully presented mid-terraced property offers an ideal blend of modern comfort and convenient location. Situated within walking distance of Mountain Ash village, you'll find a range of local amenities including shops, a GP surgery, and the train station — perfect for easy commuting and day-to-day living.

One of the home's standout features is its unbeatable position literally on the doorstep of Victoria Park. This popular green space includes a small children's play area, making it a pleasant spot for families and dog walkers alike. Beyond the park lies the forest, offering further opportunities to enjoy the great outdoors.

Inside, the property benefits from a welcoming entrance hall leading to a spacious lounge featuring a multi-fuel log burner — a perfect focal point for cosy evenings. The kitchen is fitted with modern light grey gloss units, complemented by a marble-effect work surface and practical vinyl flooring, plus convenient access to the garden through a uPVC glazed door with frosted glass.

Upstairs, there are three comfortable bedrooms, two of which are neutrally decorated with carpet flooring and ample natural light, while the master bedroom features tasteful wallpaper and a built-in cupboard housing the combi boiler. The modern downstairs bathroom is tiled and includes a large shower cubicle, chrome radiator, and frosted uPVC window.

Outside, the rear patio area is enhanced by a wooden gazebo with a Perspex roof, providing a versatile outdoor shelter that lets in plenty of natural light while protecting from the elements. An enclosed section with low-maintenance artificial lawn is accessed via a gate, with rear lane access adding convenience. There's also a handy space just before the gate for storing logs for the lounge's log burner. Enjoy peaceful views of the surrounding mountainside from this tranquil outdoor space.

This property presents an excellent opportunity for anyone seeking a comfortable family home with great local amenities and beautiful outdoor surroundings.

ENTRANCE HALL

Enter the home through a stylish light grey composite front door into a welcoming entrance hall. The space features smooth emulsion ceilings with coving and matching smooth emulsion walls, complemented by contemporary laminate flooring. A built-in cupboard houses the gas meter, while a second cupboard contains the electric meter and consumer unit. A white internal glazed door leads gracefully into the lounge.



LOUNGE

6.29 m x 3.74 m

A warm and inviting space, the standout feature of the lounge is the multi-fuel log burner — perfect for cosy evenings. The room features a smooth emulsion ceiling with coving and matching smooth emulsion walls, enhanced by recessed alcoves with subtle sunken spotlights. Contemporary laminate flooring runs throughout. Two radiators provide ample heating, one of which features a decorative cover. Multiple power points are conveniently placed throughout. A uPVC window overlooks the front of the property, allowing in plenty of natural light. Stairs rise to the first floor, and a doorway leads through to the kitchen.



KITCHEN

3.57 m x 2.80 m

A well-appointed kitchen fitted with a stylish range of light grey gloss wall and base units, complemented by a marble-effect work surface and matching grey sink unit. A built-in oven and hob are included, with a sleek extractor hood above. The smooth emulsion ceiling features coving and modern sunken spotlights, while the smooth emulsion walls are finished with attractive tiling around the work areas. Durable vinyl flooring completes the space. A skylight allows natural light to flow beautifully into the room. The kitchen is plumbed for an automatic washing machine and includes a radiator for heating. Multiple power points are available for added convenience. A uPVC glazed door with frosted glass provides access to the exterior, and an internal door leads to the bathroom.



DOWNSTAIRS BATHROOM

2.07 m x 1.80 m

A modern ground floor bathroom comprising a large shower cubicle, WC, and wash hand basin. The space features a smooth emulsion ceiling and is fully tiled to both the walls and flooring for a clean, contemporary finish. A modern chrome radiator provides warmth and style. A uPVC window to the rear with frosted glass allows for natural light while maintaining privacy.

LANDING

A bright and functional space featuring a smooth emulsion ceiling with coving and smooth emulsion walls. The floor is carpeted for comfort, and there's a radiator and power points for convenience. The landing also provides access to the attic. Doors lead to the property's bedrooms. The staircase features a combination of wood and carpet finishes, enhanced by integrated lighting for a stylish touch.



BEDROOM 1

5.09 m x 2.04 m

A spacious bedroom featuring a smooth emulsion ceiling with coving and wallpapered walls for added character. The floor is carpeted for comfort, with a radiator and multiple power points for convenience. A built-in cupboard houses the combi boiler, and a uPVC window to the rear allows natural light to fill the room.



BEDROOM 2

3.75 m x 2.95 m

This comfortable bedroom features a smooth emulsion ceiling with coving and smooth emulsion walls. Carpet flooring adds warmth underfoot, and the room includes a radiator and multiple power points for convenience. A uPVC window to the front allows plenty of natural light.



BEDROOM 3

3.35 m x 2.02 m

A bright bedroom with a smooth emulsion ceiling featuring coving and smooth emulsion walls. Carpet flooring provides comfort, and the room includes a radiator and multiple power points. A uPVC window to the rear fills the space with natural light.



EXTERIOR

A charming outdoor space featuring a wooden gazebo with a Perspex roof, providing a durable and versatile shelter that protects from the elements while allowing natural light to filter through. Just before the gate, there is a convenient space for storing logs for the multi-fuel log burner. The gate leads to an enclosed section laid with low-maintenance artificial lawn, perfect for relaxing or entertaining. Rear lane access adds convenience, and the area offers picturesque views of the surrounding mountainside, creating a peaceful outdoor retreat.







EPC

FLOORPLAN

Misdescriptions Act 1991

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