



Aberffrwd Road, Mountain Ash

FOR SALE

Offers in excess of
£200.000



- **3 DOUBLE BEDROOM SEMI DETACHED**
- **3 RECEPTIONS**
- **LOTS OF POTENTIAL**



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Property Description

T Samuel Estate Agents are delighted to bring to the market this spacious three bedroom stone-fronted semi detached property, situated on the highly sought after Aberffrwdd Road in Caegarw, Mountain Ash.

This much loved family home has been in the same family for over 45 years and is now ready to welcome its next owners. Offering generous living accommodation and plenty of potential, it provides an excellent opportunity for buyers looking to add their own personal touch and create their ideal family home.

The property is ideally located in the popular Caegarw area, close to a range of local amenities including shops, public houses, and a friendly bowling club. The area also features St Margaret's Church, a beautiful Grade II listed building, and Caegarw Primary School, which plays an active role in the community and has recently undertaken fundraising to improve its facilities, including the playground. There is also a nearby comprehensive school for older children, and for those who enjoy the outdoors, Duffryn Woods offers beautiful walking trails and green open spaces within easy reach. Train Station on the new Metro system is also close by along with the A470, making commuting a breeze.

The accommodation comprises a forecourt front garden with a traditional stone wall boundary and a porchway leading into a welcoming entrance hallway featuring the original timber staircase. There are three spacious reception rooms, a kitchen leading through to a conservatory that overlooks the rear garden, a utility area, and a downstairs WC. The property also benefits from a spacious basement. Lovely sunny rear garden.

On the first floor, there are three generous double bedrooms and a family bathroom. The home enjoys lovely views over the town and far reaching views of the surrounding mountains, adding to its charm and appeal.

This is a rare opportunity to purchase a character filled family home in a desirable location, offering space, potential, and a strong sense of community. With its traditional features and scope for modernisation, this property is ready for its new owners to make it their own.

Porch

Entrance to the property is via timber front door into porch. Pine clad walls and ceiling and half glass door leading through to hallway.

Hallway

3.12 m x 1.00 m

The hallway features a wallpapered ceiling with decorative coving and wallpapered walls, complemented by the original corbels that add a touch of period character. A radiator provides warmth, and doors lead to all three reception rooms, with the original timber staircase rising to the first floor.

Reception room 1

3.82 m x 3.72 m

This room features high ceilings and a beautiful uPVC bay window that allows plenty of natural light to fill the space. The ceiling is wallpapered and finished with a decorative centre ceiling rose, adding to its charm. A focal fireplace with a built-in storage cupboard provides both character and practicality, while the exposed timber floorboards further enhance the room's traditional appeal.

Reception 2

3.39 m x 3.21 m

Another generously sized reception room offering versatile use to suit your needs. The room features wallpapered walls and ceiling, exposed timber floorboards, and a radiator with ample power points. A uPVC window to the side provides natural light, while an archway leads through to the kitchen. A fireplace serves as a central focal point, adding warmth and character to the space.



Reception 3

4.68 m x 2.57 m

A light and airy room with a wallpapered ceiling and smooth emulsion walls complemented by feature timber cladding. The space includes a radiator and power points, along with a hearth fitted with power for an electric fire. A timber staircase provides access to the basement room, while doors lead to the utility area and through to the downstairs WC.



Kitchen

3.36 m x 1.83 m

A modern kitchen fitted with white base units and complimentary worktops. Featuring smooth emulsion walls and ceiling complemented by stylish metro-tiled splashbacks. uPVC windows and a uPVC door provide access to the rear conservatory, allowing plenty of natural light into the space. The room is finished with practical vinyl flooring, and archways offer an open flow through to two of the reception rooms, creating a sociable and connected layout.



WC

1.78 m x 6.14 m

A convenient downstairs WC and wash hand basin. Also houses the combi boiler, featuring Artex ceilings and walls and practical vinyl flooring.



Basement room

5.59 m x 2.81 m

A fantastic feature of this home is the spacious basement, easily accessed via the staircase. The room has a smooth emulsion ceiling and rough-textured emulsion walls, with timber floorboards underfoot. A radiator and a timber window to the rear provide comfort and natural light, while a storage cupboard under the stairs adds practicality. This versatile space is perfect as a child's playroom, home office, or for a multitude of other uses.



Landing

Spacious split landing with doors leading all 3 bedrooms and family bathroom. Artex ceilings and walls.

Bedroom 1

5.00 m x 3.15 m

Spacious double bedroom with wall paper ceiling and walls. 2 upvc windows to the front allowing lots of natural light. Lovely views of the local area. Carpets laid. Radiator. Lots of potential. Ample space for all your bedroom furniture.



Bedroom 2

3.24 m x 3.13 m

Another spacious double bedroom featuring a uPVC window overlooking the rear of the property. The room has a wallpapered ceiling and walls, carpet flooring, and includes a radiator and power points. A generous-sized room, ideal for a bedroom or versatile use to suit individual needs.



Bedroom 3

4.07 m x 3.09 m

A third double bedroom featuring a wallpapered ceiling and walls with carpet flooring. The room includes a radiator and power points, along with a uPVC window to the side that offers lovely views over the town and surrounding mountainside.



Family bathroom

2.06 m x 1.96 m

The family bathroom features a smooth emulsion ceiling and fully tiled walls with bathroom panelling. It is fitted with a French-style bathtub, a separate corner shower, a wash hand basin, and a WC. A skylight allows natural light to fill the room, and a radiator provides warmth.



Outside space

The front garden is enclosed by traditional stone walling and original railings, with a patio and pathway leading to the front door. Ornamental chippings are laid throughout, and the area enjoys lovely views. To the rear, the property benefits from a sunny aspect garden featuring paved patios, stepping stones, and ornamental gravel leading to a stone and brick-built shed, all enjoying lovely views. There is pedestrian access to the lane at the side, as well as an additional lean-to shed ideal for storage. The garden provides ample space for outdoor furniture and children to play, making it both practical and inviting.

Utility area

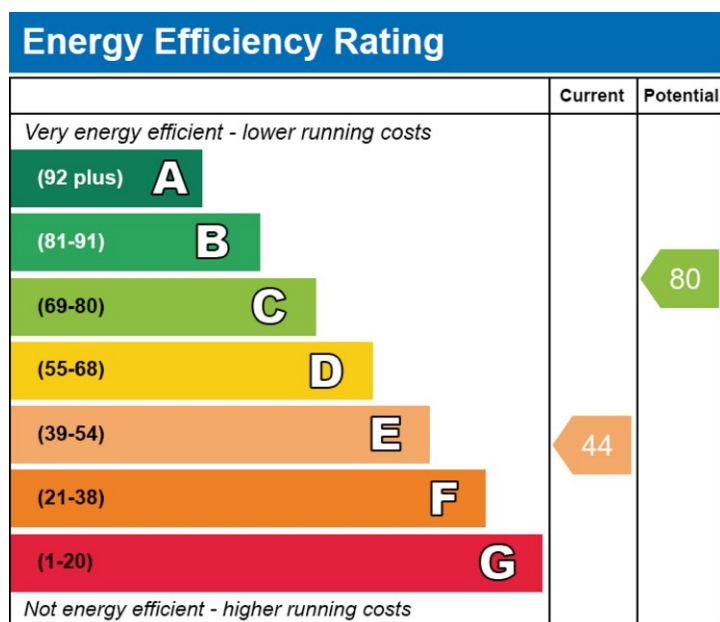
The utility area is a practical space for all your laundry needs. It features an Artex ceiling and walls, a uPVC window to the rear, and plumbing for a washing machine. A door provides convenient access to the downstairs WC.







EPC



FLOORPLAN

Misdescriptions Act 1991

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