



**BRYNTEG, HIGH STREET,
MOUNTAIN ASH**

FOR SALE
£279,950



- **3 BEDROOM SEMI DETACHED**
- **HIGH END FINISH**
- **STUNNING NEW KITCHEN WITH ISLAND**



3



1



1



Property Description

T Samuel Estate Agents brings another stunning renovation to the market – this time on High Street in Mountain Ash.

This exceptional three-bedroom semi-detached property effortlessly blends modern design with lovingly restored original features, showcasing true craftsmanship and attention to detail throughout. side access via timber gate leading through to the garden

From the moment you enter via the contemporary composite rear door, you're welcomed by a bespoke entrance hallway. Featuring custom built-in storage, a stylish seating area, and striking solid wood acoustic panelling, this entrance sets the tone for what's to come.

Flowing through from the hallway, you'll find the beautifully restored original timber staircase leading to the upper level. The spacious lounge-diner offers a designer media wall and a large bay window framing breathtaking panoramic views across the village and surrounding mountainside – a perfect blend of comfort and style.

The ground floor offers a beautifully tiled modern bathroom and a standout high-gloss navy kitchen – a real showstopper with its central island and open-plan feel, making it the true heart of the home. Whether you're entertaining family or friends, this space is sure to impress

Upstairs, you'll find three generous bedrooms. The master bedroom spans the full width of the property and easily accommodates a super king-sized bed – a rare and luxurious find.

Outside, the recently laid porcelain patio offers a serene setting to relax or entertain, with views that truly need to be seen to be believed. "Garden with a view" doesn't quite do it justice.

Situated close to the village of Mountain Ash, the property benefits from easy access to both primary and secondary schools, a health centre, the new metro train station, national and independent retailers, and the scenic Victoria Park – ideal for family time and dog walking. Nature lovers will also appreciate the nearby Taff Trail.

Excellent transport links via the A470 and the new Heads of the Valleys link road ensure Cardiff and beyond are within easy reach.

This is more than a renovation – it's a transformation. Don't miss your chance to view a home that perfectly balances character, quality, and contemporary living. Contact T Samuel Estate Agents today to arrange your viewing.

Hallway

Entrance to the property is through a modern uPVC front door, opening into a welcoming hallway that immediately sets the tone for the home. A standout feature is the beautifully preserved, painted original timber staircase, adding character and a touch of period charm.

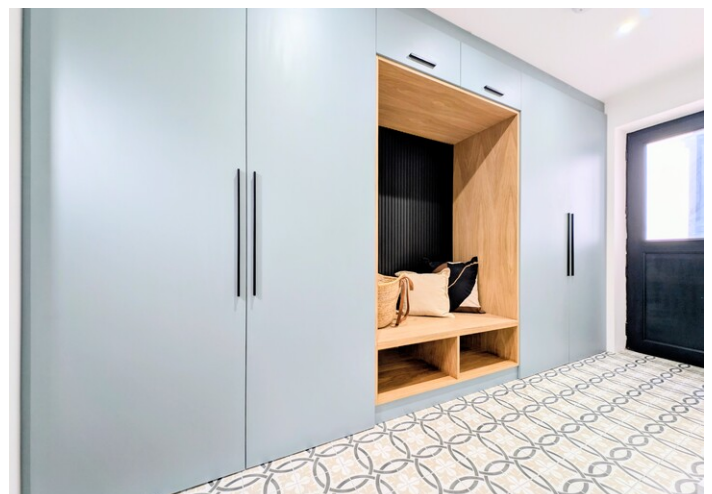
The hallway is finished with smooth emulsion walls and ceiling in soft, neutral tones, creating a bright and inviting atmosphere. Stylish and contemporary tiled flooring not only enhances the overall aesthetic but also offers a practical and low-maintenance solution for everyday living. With its high ceilings and generous proportions, the space exudes a sense of openness and grandeur, providing an impressive introduction to this thoughtfully maintained home.

Dining room

Access to dining room is from the main hallway, creating a seamless flow into this inviting and well-proportioned living space. The room is finished with a smooth emulsion ceiling complemented by beautifully preserved original coving, adding a touch of period charm and character.

The décor is completed to an exceptional standard, with soft, neutral tones that enhance the natural light and create a calm, elegant atmosphere. The open-plan layout allows for a smooth transition into the lounge area, making the space feel expansive and cohesive.

There is ample room to accommodate a full dining suite, perfect for entertaining guests or enjoying family meals. A uPVC window to the rear provides pleasant garden views and ensures the room remains light and airy throughout the day. This space offers a perfect blend of comfort, style, and functionality, ideal for modern living. seamlessly leads through to the lounge.



Lounge

The living room is a beautifully presented space, enhanced by a striking bay window to the front that offers breathtaking panoramic views across the town and surrounding mountainside. This feature not only floods the room with natural light but also creates a stunning focal point that adds to the sense of space and openness.

Careful attention to detail is evident throughout, particularly in the bespoke, professionally designed media wall. This stylish addition includes built-in display shelving, integrated spotlights, and a designated space for wall-mounting a smart TV—perfectly combining functionality with modern design. The room is finished with smooth emulsion ceilings and walls in subtle, light tones, creating a calm and contemporary aesthetic. A radiator provides warmth, and multiple power points ensure convenience for all your media and lighting needs. This thoughtfully designed living area is both elegant and practical, ideal for relaxing or entertaining in style.



Kitchen

This beautiful home, fitted with premium Wren navy blue base and wall units, perfectly complemented by rich walnut timber worktops showcasing a unique and natural grain pattern. Integrated appliances include a high-level fan oven, fridge freezer, and dishwasher, offering both style and practicality.

At the heart of the kitchen is a striking central island, complete with a high-end laminate countertop and illuminated by a statement triple pendant light—ideal for both everyday living and entertaining. The smooth emulsion ceiling is framed by beautifully preserved original timber coving, a character detail rarely seen in modern renovations.

Designer radiators and elegant matt gold finishes complete the space, delivering a sophisticated and contemporary aesthetic throughout. Dordoyne oak door leading through to boot room.



Boot room/access hallway

From the moment you enter via the contemporary composite door, convenient located opposite is another external door leading you to the courtyard. You will be welcomed by a bespoke purpose built-in storage unit, a stylish seating area, and striking solid wood acoustic panelling, this entrance sets the tone for what's to come. Secretly hidden behind one of the doors is plumbing for your washing machine while your tumble dryer could be neatly stacked on top. Smooth emulsion ceiling and walls with attractive modern tiling laid. Doors to ground floor bathroom and kitchen.



Ground floor bathroom

The beautifully appointed ground floor bathroom has been finished to a high standard, offering a luxurious and contemporary space designed with both style and comfort in mind.

The room features elegant wall tiling and contrast tiled flooring, creating a sleek and cohesive look. A modern white bathtub is complemented by a striking matt black rainfall shower over, adding a touch of sophistication and spa-like luxury.

The sink is set within a wall-mounted vanity unit, offering practical storage and a clean, streamlined finish. Above, a touch-activated illuminated mirror adds both function and a modern flair to the space.

A uPVC window to the rear allows for natural light and ventilation, while the smooth emulsion ceiling with inset spotlights provides a bright, fresh ambiance. This high-end bathroom is a standout feature of the home, combining quality materials with contemporary design.

Master bedroom

The master bedroom is exceptionally spacious, comfortably accommodating a super king-size bed along with additional bedroom furniture. Finished with smooth emulsion walls and ceiling, and laid with soft, pale-toned carpets, the room offers a calm and inviting atmosphere.

Two large uPVC windows flood the space with natural light while offering breathtaking, far-reaching panoramic views of the surrounding area.

Additional features include a central heating radiator and multiple power points, combining comfort with practicality.

Bedroom 2

The second double bedroom is both stylish and characterful, featuring a unique original panelled ceiling that adds a distinctive architectural touch rarely found in modern homes. The room is tastefully decorated with smooth emulsion walls and newly laid, pale-toned carpets, creating a soft and tranquil feel throughout.

A uPVC window to the rear aspect provides natural light and pleasant views, while a central heating radiator ensures year-round comfort. Ample power points are also in place, making this an ideal space

Bedroom 3

The third double bedroom offers excellent proportions, providing ample space to accommodate a full suite of bedroom furniture while still maintaining a comfortable and open feel.

Tastefully finished with smooth emulsion ceilings and walls, the room is further enhanced by the beautifully preserved original coving—an elegant feature that adds character and charm. Newly laid, pale-toned carpets bring warmth and softness underfoot, complementing the neutral décor perfectly.

A uPVC window to the rear allows for natural light to fill the space, creating a bright and airy atmosphere. Additional features include a central heating radiator and multiple power points, making this a versatile and inviting room.

Garden

This area is beautifully framed by bespoke horizontal timber fencing, which not only enhances privacy but also adds a contemporary design element to the space. Steps lead down to a lower level, which is predominantly laid to lawn and presents fantastic potential for further development.

Whether you envision a garden kitchen, outdoor seating area, play space, or even a landscaped retreat, this generous section of the garden offers endless possibilities—limited only by your imagination.

Enjoy breathtaking panoramic views from multiple vantage points, creating a truly special backdrop. Gated pedestrian access leads to a pathway connecting you conveniently to the nearby town centre and local amenities.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.