



**Knight Street, Mountain Ash,
CF45 3EY.**

FOR SALE
£135,000



- **THREE GOOD SIZE BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **PRIME TOWN CENTRE LOCATION**



3



1



2



Property Description

A well-presented three-bedroom home, ideally located in the heart of Mountain Ash. The property offers outstanding convenience, with shops, a GP surgery and the train station just a short walk away. Primary and secondary schools are also within walking distance, making this an ideal location for families.

For those who enjoy the outdoors, the nearby Taff Trail provides the perfect setting for walking, dog walking, or cycling, while the A470 is a short drive away and offers excellent access for commuters.

Inside, the property features a welcoming living area with a feature fire, a versatile second reception room, and a modern kitchen with views over the garden. The home also benefits from a contemporary downstairs bathroom and three generously sized bedrooms.

Externally, there is a low-maintenance, enclosed garden with a section of artificial lawn and decorative stone areas, providing a pleasant space for relaxing or entertaining.

This property combines a central location with excellent transport links and access to local amenities, making it a perfect choice for families, professionals, or those looking for a well-connected town centre home.

LOUNGE

4.23 m x 3.53 m

Accessed via a white uPVC front door, this welcoming living space offers a bright and comfortable first impression. The room features emulsion walls, complemented by a stylish wallpapered feature wall and an emulsion ceiling. Soft carpet flooring adds warmth underfoot, while a radiator ensures year-round comfort. A wooden fire surround with an attractive pebble-effect fire creates a charming focal point. The room also benefits from power points and a uPVC window to the front, allowing plenty of natural light. Doors lead through to the kitchen and the second reception room, with stairs rising to the first floor.



2nd RECEPTION ROOM

4.22 m x 2.20 m

This versatile second reception room offers an ideal space for dining, a home office, or an additional sitting area. The room features emulsion walls and an artex ceiling, complemented by comfortable carpet flooring. A radiator provides efficient heating, and multiple power points offer flexibility for furniture placement. A uPVC window to the front elevates the space with natural light throughout the day.

KITCHEN

3.81 m x 2.58 m

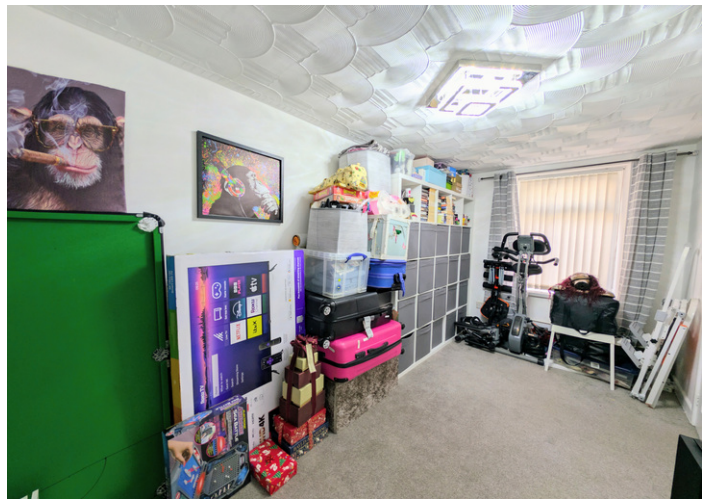
The kitchen is fitted with a range of wooden wall and base units, paired with a sleek black worksurface for a modern contrast. It includes a built-in oven and hob with an extractor hood above, along with a stainless steel sink positioned to enjoy views out to the rear garden. The space is plumbed for an automatic washing machine and features emulsion walls with tiling around the worksurface, an artex ceiling, and practical tiled flooring. A radiator and power points add further convenience. A uPVC window and rear door provide plenty of natural light and direct access to the garden, while a separate door leads through to the downstairs bathroom.



DOWNSTAIRS BATHROOM

2.65 m x 2.01 m

The contemporary downstairs bathroom features a walk-in shower enclosed with full-height glass panels, creating a sleek and open feel. The walls and floor are fully tiled for a clean, low-maintenance finish, and an artex ceiling completes the space. The suite includes a WC, wash hand basin, and a radiator for added comfort. A uPVC window with frosted glass to the rear provides natural light while ensuring privacy.



LANDING

A compact landing area with emulsion walls and an artex ceiling, finished with carpet flooring. Doors provide access to all three bedrooms.



BEDROOM 1

4.28 m x 3.59 m

A well-proportioned master bedroom offering comfortable space for furnishings. The room features emulsion walls, an artex ceiling and carpet flooring. ample power points for convenience. A built-in cupboard provides useful storage and houses the combi boiler. A uPVC window to the front allows plenty of natural light into the room.



BEDROOM 2

3.68 m x 2.59 m

A good-sized double bedroom featuring emulsion walls, an artex ceiling and carpet flooring. The room includes a radiator and power points for convenience, while a uPVC window to the rear provides natural light.



BEDROOM 3

4.27 m x 2.07 m

A generously sized third bedroom with emulsion walls, an artex ceiling, and carpet flooring. The room includes a radiator and power points and a uPVC window to the front fills the space with natural light. Its elongated layout offers flexible options for furniture and use.



EXTERIOR

The property benefits from a low-maintenance, enclosed garden, featuring a section of artificial lawn and areas laid with decorative stones. This versatile outdoor space offers a pleasant setting for relaxing, entertaining, or gardening with minimal upkeep.







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

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.