

Durbin & Co

ESTATE AGENTS & VALUERS



**CONVENIENT TO TOWN CENTRE & RAILWAY STATION
VIEWING HIGHLY RECOMMENDED**

**MORFA VILLA, 35 ABERFFRWD ROAD
CAEGARW
MOUNTAIN ASH**

CHAIN FREE.

Durbin & Co are pleased to offer for sale this 3 bedroom spacious family home conveniently situated close to the town centre, railway station, primary and secondary schools, leisure facilities and new hospital. The historic Gorsedd Circle is a short walk away. The A470 Trunk road is easily accessible. Traditional dressed stone front elevation under a replacement tiled roof and benefiting from Upvc double glazing and gas central heating, Forecourt fronted, side entrance, rear patio and decking area enjoying a sunny aspect. Tastefully decorated throughout. Extra windows have been added to reflect more natural light into rooms and enjoy the beautiful views.

Comprising: Hallway, lounge, kitchen/diner, 3 good size bedrooms, family bathroom, attic room which has been boarded, velux window and electricity supply, fitted with a pull down ladder. Rear tiered patio and decking area with side entrance.

Offers In The Region Of £149,995

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MORFA VILLA

Forecourt fronted with mature plants and shrubbery. Exterior light.



HALLWAY

Hardwood glazed front door leading to hallway with emulsion walls and ceiling, 1 radiator, electric power points. Carpet floor covering.



LOUNGE

22'0" x 12'0" (6.71m x 3.66m)

Emulsion walls, coving and ceiling. A light and airy room with double aspect windows to the front, side and rear offering spectacular views over the valley and extra natural light. Open hearth slate fire place(chimney has been lined), with contemporary mirco marble surround. 2 double radiators, electric power points and dimmer switch. Carpet floor covering.



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LOUNGE/FIREPLACE**KITCHEN/DINER**

16'10 x 10'1" (5.13m x 3.07m)

Emulsion walls, coving and ceiling. A "Sheraton" modern fitted kitchen with wall and base units together with base and pan drawers with a high gloss cream finish and complementing chrome handles. "Axion" work surfaces with tiled splash backs. Stainless steel "Stoves" double gas oven and a 5 burner plus wok and griddle gas hob. Stainless steel designer island chimney, extractor fan to outside. Integrated "Hotpoint" dish washer and "Neff" fridge. Stainless steel sink unit with mixer tap, plumbed for an automatic washing machine. Porcelain tiled floor throughout. Electric power points. Electric hot and cold "kick" air blower. 1 double radiator. "Ideal" gas boiler. Under stairs storage cupboard. Newly installed Upvc double glazed door leading out to the garden.

**KITCHEN/DINER****KITCHEN/DINER**

KITCHEN/DINER**KITCHEN/DINER****BEDROOM 1 (FRONT)**

15'4" x 10'7" (4.67m x 3.23m)

Wallpapered walls, coving and emulsion ceiling, 1 double radiator, electric power points. 2 Upvc double glazed windows to front. Carpet floor covering.

**BEDROOM 1 (FRONT)**

BEDROOM 2

9'3" x 7'8" (2.82m x 2.34m)

Emulsion walls with 1 feature wallpapered wall, coving, emulsion ceiling. Fitted wardrobe with internal drawers and double cupboard, 1 double radiator. Electric power points, tilt and turn Upvc double glazed window. Carpet floor covering.

**BEDROOM 3 (REAR)**

10'2" x 9'7" (3.10m x 2.92m)

Emulsion walls, coving, ceiling. Stripped pine floor boards. Airing cupboard. 1 double radiator, electric power points. Traditional style sink set in a vanity unit for extra storage. Tilt and turn Upvc double glazed window.

**BATHROOM**

10'1" x 6'5" (3.07m x 1.96m)

Emulsion walls and ceiling with "Down Lite" recessed lighting. Stripped/waxed pine floor boards. Full suite in white comprising: Bath with a power shower above and a glass shower screen. W/c, wash hand basin with pedestal. ¾ tiled splash back to handbasin, full length tiled splash back to shower area. 1 double radiator. Extractor fan. Shaver point. Tilt and turn Upvc double glazed window.

**BATHROOM**

DOUBLE LANDING

Emulsion walls and ceiling. Attic access. Built-in storage cupboard, 1 double radiator, electric power points. Carpeted landing and stairs. Pine doors throughout.



DOUBLE LANDING



DOUBLE LANDING



ATTIC

16'0" x 11'0" (4.88m x 3.35m)

Pull down fitted ladder to large loft room with part boarded walls, boarded floor and velux roof window. The loft space expands over the whole of the property with the lower head areas used as storage space. Electric power points and lighting.

OUTSIDE

Paved and gravel rear garden with large timber decked patio area enjoying a sunny aspect. Side entrance with extensive views over the valley. Mature planting, storage area. Exterior lighting. Side access.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



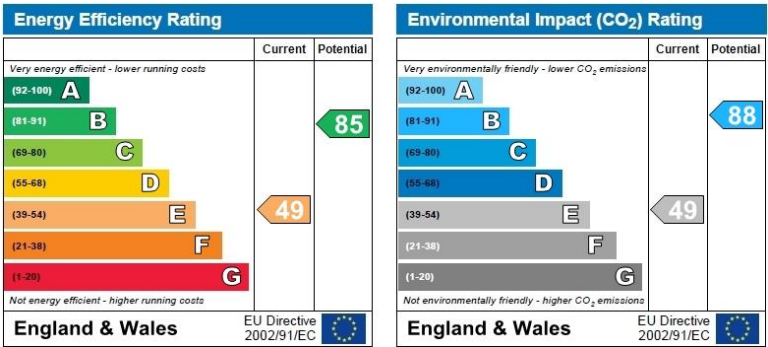
VIEW OVER VALLEY



FLOOR PLAN



EPC



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 1988

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