



**Ger Yr Afon,
Mountain Ash CF45 4FE**

- EPC Rating: B
- Council Tax Band C
- Three Storey
- Off Road Parking
- Ground Floor Cloakroom





About The Property

This three bed three storey semi detached home is set on the sought after estate of Ger Yr Afon Mountain Ash. This property has so much on the door step and will tick many boxes. There is a lounge, inner hall way that gives you access to the kitchen, cloakroom and first floor.

From the first floor landing there is access to bedrooms two and three family bathroom and stair access to the second floor where you will find the master bedroom.

Outside the rear garden is enclosed and is a patio and lawn area with side access. To the front is a lawn area footpath to main entrance and off road parking to the side.

There are is an open aspect to the front with a footpath leading to the Taff trail. Close by is the Mountain Ash train station and town centre. Also there are nearby schools, bus links and hospital. with easy access to the A470.

Accommodation

Entrance Porch

Door to front access to living accomodation and first floor

Patio and lawn, side access

Lounge

14' 11" x 11' 9" (4.55m x 3.58m)

Access to kitchen

Front Garden

Lawned area and foot path to main entrance. Driveway to side for two cars

Kitchen

11' 10" x 8' 8" Max (3.61m x 2.64m Max)

Cloakroom

4' 8" x 3' 5" (1.42m x 1.04m)

First Floor Landing

Access to mplus bathroom on first floor

Master Bedroom

20' 2" x 11' 9" Max (6.15m x 3.58m Max)

Stair access from first floor

Bedroom Two

11' 9" x 10' 7" Max (3.58m x 3.23m Max)

Bedroom Three

11' 10" x 8' 11" Max (3.61m x 2.72m Max)

Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Rear Garden

Property Ref:ABD100219 - 0004

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.