



**Brynifor, Mountain Ash, CF45
3AA.**

**FOR SALE
£125,000**



- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN**



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1



2



Property Description

A well-presented three-bedroom semi-detached house situated in a popular and convenient area of Mountain Ash . The property enjoys beautiful views of the surrounding mountains and the local play park, making it an ideal family home.

The location is highly convenient, with Mountain Ash town centre within walking distance, offering a range of shops, a GP surgery and a train station providing links to Cardiff, Aberdare and beyond. The area is well-served by local schools and amenities, making it perfect for families or first-time buyers looking for a peaceful yet connected community.

The property is sold with vacant possession and no onward chain, providing a straightforward purchase process.

Internally, the accommodation comprises a welcoming entrance hall, lounge with front-aspect views, second reception room overlooking the rear garden, fitted kitchen with direct access to the exterior, three bedrooms, and a family wetroom. Externally, the home features front garden areas with steps and patio to enjoy the views, side access to the rear and a rear garden with block-built storage shed, concrete patio and a gently sloping lawned area.

ENTRANCE HALL

3.10 m x 1.80 m

Accessed via a white uPVC front door, the welcoming entrance hall features a textured ceiling with emulsion-finished walls and laminate flooring underfoot. Stairs rise to the first floor with a radiator, power points and internal doors leading to Reception Room One and the Kitchen.



RECEPTION ROOM 1

4.00 m x 3.00 m

A bright and comfortable reception room featuring laminate flooring, emulsion-finished walls and a textured ceiling. A uPVC window to the front elevation enjoys beautiful views of the surrounding mountains and the local play park, creating a lovely outlook. The room also benefits from a radiator and multiple power points.



RECEPTION ROOM 2

4.00 m x 3.40 m

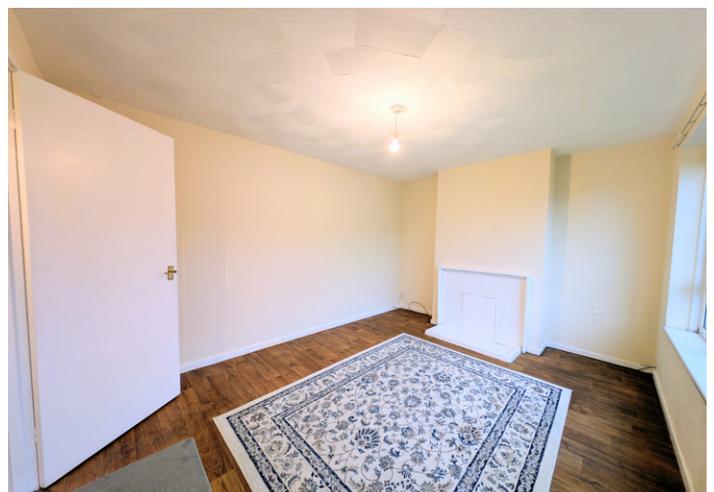
A versatile second reception room featuring a polystyrene tiled ceiling, emulsion-finished walls and laminate flooring. The room benefits from a radiator and power points, with a uPVC window to the rear elevation overlooking the pleasant tiered garden.



KITCHEN

3.00 m x 1.80 m

Fitted with a range of white wall and base units complemented by contrasting work surfaces. The kitchen features a polystyrene tiled ceiling, a combination of emulsion-finished and tiled walls and tiled flooring. There is a built-in oven and hob with extractor fan above, a stainless steel sink unit, and plumbing in place for an automatic washing machine. A radiator and ample power points are provided. A uPVC window overlooks the rear, with a uPVC door giving direct access to the exterior.



LANDING

With emulsion-finished ceiling and walls and fitted carpet flooring. The landing provides access to the attic and has doors leading to three bedrooms, the family bathroom and a useful storage cupboard which also houses combi boiler.



BEDROOM 1

3.30 m x 3.10 m

A well-proportioned double bedroom featuring a textured ceiling, emulsion-finished walls and carpet flooring. The room benefits from a radiator and power points, with a uPVC window to the front elevation offering lovely views of the surrounding mountains and the local play park.



BEDROOM 2

3.50 m x 3.10 m

A comfortable double bedroom with a textured ceiling, emulsion-finished walls and carpet flooring. The room features a radiator, power points and fitted wardrobes for convenient storage. A uPVC window to the rear elevation provides pleasant views over the garden.



BEDROOM 3

2.80 m x 2.20 m

A bright bedroom with a textured ceiling, emulsion-finished walls, and carpet flooring. The room benefits from a radiator, power points and a built-in storage cupboard. A uPVC window to the front elevation enjoys views of the surrounding mountains and local play park.



UPSTAIRS WETROOM

A practical and modern wetroom featuring a bi-fold half-height shower door with a wall-mounted shower, WC, and wash hand basin. The room has an emulsion-finished ceiling, fully tiled walls and non-slip flooring for safety. A radiator is provided and uPVC windows with frosted glass allow natural light while maintaining privacy.



EXTERIOR

To the front, steps lead up to the entrance, flanked by lawned areas with shrubs and a patio space to sit and enjoy the beautiful views over the surrounding area. Side access leads through to the rear. The rear garden features a block-built storage shed and a concrete section with steps rising to a well-maintained, gently sloping garden, fully enclosed with hedged borders for privacy.







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

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