



**Ifor Street, Mountain Ash.  
CF45 3HN**

**FOR SALE  
£130,000**



- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **COMPLETELY REFURBISHED**



**3**



**2**



**3**



## **Property Description**

Completely refurbished and reconfigured by the current vendor since purchase, this deceptively spacious property is presented in excellent order throughout and is ready to move straight into—simply unpack and enjoy.

Although compact in size, the layout has been cleverly designed to maximise space, offering a surprising level of versatility across multiple rooms. The property also benefits from a cosy cottage-style feel, creating a warm and welcoming home in a highly convenient location.

A standout feature is the flexible accommodation spread across three levels, including a basement area accessed via a stone staircase constructed by the current vendor using reclaimed stone, adding character and charm to the space. The basement provides additional rooms and bathroom facilities, offering excellent adaptability for a range of uses. There is also a separate shower room located on the first floor.

To the rear, the property enjoys an enclosed garden with low-maintenance patio and artificial lawn, enhanced by attractive stone boundary walls created from reclaimed stonework. From here, there are lovely views of the surrounding mountainside.

Ideally positioned on the doorstep of Mountain Ash town centre, the property is within easy walking distance of local shops, a GP surgery, and the train station, with the A470 just a short drive away offering excellent transport links.

## **LOUNGE**

4.10 m x 3.90 m

Step through the composite front door straight into a welcoming lounge, featuring smooth emulsion walls and ceilings, stylish laminate flooring and plenty of natural light from the front-facing uPVC window. The space is well-equipped with two radiators and ample power points, creating a comfortable and practical living area. The lounge flows seamlessly into the kitchen, while a door provides access to a useful basement level, adding extra versatility to the home.

---



## **KITCHEN**

3.10 m x 2.30 m

The kitchen is fitted with a range of white base and wall units with complementary work surfaces. There is a built-in oven and hob, along with a stainless steel sink unit and a wall-mounted boiler. The room features smooth emulsion walls and ceiling, tiled splashback areas, laminate flooring, and sunken spotlights. A modern vertical radiator and multiple power points are also provided. Stairs lead up to the first floor. Two uPVC windows to the rear offer outstanding views of the surrounding mountains.

---



## **LANDING**

The landing features smooth emulsion walls and ceiling, with doors leading to three bedrooms and the upstairs shower room.

---



## **UPSTAIRS SHOWER ROOM**

The shower room is fitted with a walk-in shower, low-level W.C., and a wash hand basin set within a vanity unit. The room features a combination of smooth emulsion and tiled walls, a smooth emulsion ceiling, and laminate flooring. A chrome towel radiator is also fitted. A uPVC window with frosted glass to the rear provides natural light while



maintaining privacy.

---

### **BEDROOM 1**

2.40 m x 3.10 m

Bedroom One features smooth emulsion walls and ceiling, laminate flooring a radiator, and power points. A uPVC window to the front provides natural light.

---



### **BEDROOM 2**

3.10 m x 2.30 m

Bedroom Two features smooth emulsion walls and ceiling, laminate flooring, a radiator and power points. A uPVC window to the rear provides natural light.

---



### **BEDROOM 3**

2.20 m x 1.60 m

Bedroom Three features smooth emulsion walls and ceiling, laminate flooring, a radiator and power points. A uPVC window to the front provides natural light.

---



### **BASEMENT LEVEL ROOM 1**

3.30 m x 2.60 m

Original stone steps, created by the current owner during the renovation, lead down to the basement room. This is a versatile, multi-purpose space with smooth emulsion walls and ceiling. tiled flooring, a radiator and power points. It is also plumbed for an automatic washing machine. Entrance leads through to a further room.

---



### **BASEMENT LEVEL ROOM 2**

2.50 m x 2.30 m

Basement Room Two features smooth emulsion walls and ceiling, tiled flooring, a radiator and power points. There is an entrance leading to the basement bathroom. A uPVC window and door provide access to the rear.

---

## **BASEMENT LEVEL BATHROOM**

1.50 m x 1.50 m

The basement bathroom comprises a three-piece suite including a bath, low-level W.C., and a wash hand basin set within a vanity unit. The room benefits from tiled flooring, a combination of smooth emulsion and tiled walls and a smooth emulsion ceiling. A uPVC rear-facing window with frosted glass provides natural light and privacy.

---



## **EXTERIOR**

The property benefits from an enclosed rear garden, laid with patio slabs and artificial lawn for easy maintenance. The vendor has constructed boundary walls using the original stone, adding character and continuity to the setting. The garden also enjoys views of the surrounding mountainside.

---

---

---

---

---

---

---

---



---

---

---

---

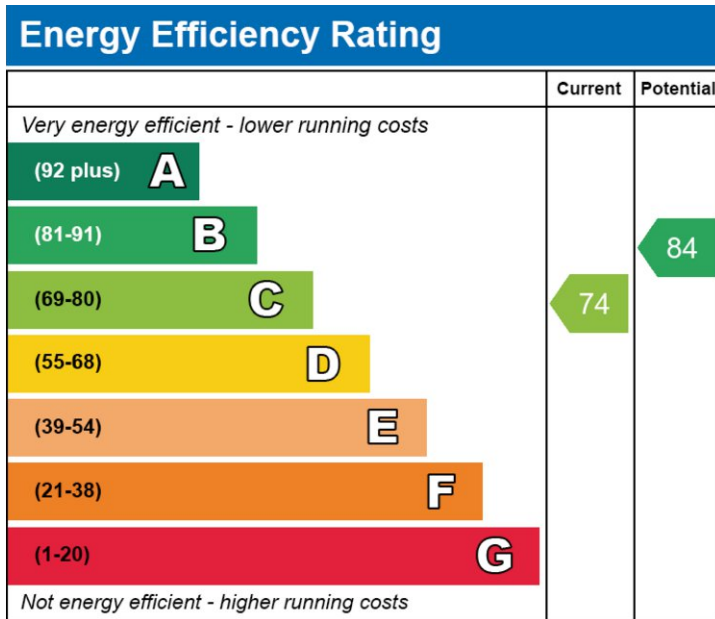
---







# 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.