



**Cwrt Cwm Cynon, Mountain  
Ash, Rhondda Cynon Taf, CF45  
4FH**

**FOR SALE  
£164,950**



- **TWO BEDROOMS**
- **SOUTH FACING GARDEN**
- **ALLOCATED PARKING FOR 1 VEHICLE**



**2**



**1**



**1**



## **Property Description**

Situated within the sought-after Persimmon development in Mountain Ash, this charming semi-detached home on Cwrt Cwm Cynon offers a perfect blend of modern style and everyday practicality. The property is well presented throughout and features a bright and contemporary open plan kitchen/lounge, complete with a stylish fitted kitchen, breakfast bar, and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

There are two good size double bedrooms, along with a modern family bathroom which was newly fitted approximately four years ago. The home is further enhanced by smooth, neutral décor throughout and has recently benefited from upgraded internal oak doors, adding a high-quality finish.

Conveniently located, the property is within walking distance of Mountain Ash town centre, offering a range of shops, a GP surgery, and a train station with excellent transport links. The A470 is also just a short drive away, providing easy access for commuters travelling to Cardiff and surrounding areas. In addition, the property is close to the popular Taff Trail, ideal for walking, cycling, and outdoor pursuits.

Externally, the property benefits from a south-facing enclosed rear garden with patio, artificial lawn, and a further seating area finished with slate, ideal for outdoor living. There is also allocated parking for one vehicle.

A fantastic modern home in a popular residential location, offering both convenience and comfort—early viewing is highly recommended.

## **ENTRANCE HALL**

Accessed via a stylish coloured composite front door, the entrance hall is finished with smooth emulsion walls and ceiling, complemented by modern laminate flooring. The space benefits from power points and a staircase rising to the first floor. An oak door leads through to the open-plan kitchen/lounge area, creating a seamless and contemporary flow throughout the ground floor.

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## **OPEN PLAN KITCHEN/LOUNGE**

6.85 m x 3.82 m

A superb modern open plan living space forming the heart of the home. The kitchen area is fitted with contrasting base and wall units complemented by wooden work surfaces and a matching breakfast bar, ideal for casual dining. Further benefits include a built-in oven and hob with extractor above, laminate flooring, smooth emulsion ceiling and walls, multiple power points, and a uPVC front window allowing plenty of natural light.



The lounge area continues the contemporary feel with smooth emulsion walls and ceiling, one partially panelled feature wall, laminate flooring, a modern vertical radiator, and a fitted media wall unit creating an attractive focal point. An oak door leads to a useful storage cupboard housing the washing machine, this was previously a downstairs W.C. and could easily be converted back if required with minimal cost.



uPVC French doors open directly onto the south-facing rear garden, creating a bright and seamless flow for modern living and entertaining.

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## **LANDING**

The landing is finished with smooth emulsion walls and ceiling, creating a clean and modern feel. A stylish feature staircase design includes carpet running centrally along the stairs, adding a contemporary touch. The area also benefits from power points and access to the attic space. Doors lead to the upstairs bathroom and two well-proportioned bedrooms.

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## **UPSTAIRS BATHROOM**

1.92 m x 1.85 m

A stylish and modern bathroom fitted with a three-piece suite comprising a bath with black grid bath screen and a contemporary thermostatic shower over, complete with dual shower heads. The suite also includes a W.C. and wash hand basin set within vanity units, providing useful storage. Finished with vinyl flooring, smooth emulsion walls and ceiling, and tiled splashback areas, the room offers a clean and practical finish. A coloured ladder-style radiator adds a contemporary touch, while a uPVC frosted window to the side allows for natural light and privacy.

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## **BEDROOM 1**

3.73 m x 2.62 m

A good size double bedroom, finished with smooth emulsion walls and ceiling, with one feature panelled wall adding a stylish touch. The room benefits from carpet flooring, a radiator, and multiple power points. A uPVC window to the rear allows for natural light, creating a bright and comfortable space.

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## **BEDROOM 2**

3.72 m x 2.54 m

A well-proportioned bedroom finished with smooth emulsion walls and ceiling, and carpet flooring for a comfortable feel. The room benefits from a radiator, multiple power points, and a built-in storage cupboard. Two uPVC windows to the front allow for plenty of natural light, creating a bright and airy space.

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## **EXTERIOR**

An enclosed south-facing rear garden offering a private and sunny outdoor space. A wooden side gate provides access, while a patio area leads onto an artificial lawn, creating a low-maintenance and practical setting. Beyond the lawn is a further section laid with slate stones, ideal for garden furniture or additional seating space. The garden also benefits from a useful wooden storage shed.

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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			97
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# 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.

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