



**Seymour Street, Mountain Ash,
Rhondda Cynon Taf, CF45 4BL.
CF45 4BL**

FOR SALE
£141,995



- **THREE BEDROOMS**
- **DOWNSTAIRS W.C.**
- **UPSTAIRS FAMILY BATHROOM**



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Property Description

A well-presented three-bedroom mid-terrace property situated in the popular residential area of Caegarw, offering comfortable and practical accommodation throughout. This appealing home is ideally positioned for a variety of buyers, including first-time purchasers, families and those looking for a property in a convenient and well-connected location.

The property benefits from having the local primary school right on your doorstep, making it particularly attractive for families, while Mountain Ash town centre is within walking distance and provides a range of everyday amenities including shops, GP surgery, train station and local services. A convenient local store is also just a short stroll away, adding further practicality to the location.

Internally, the property offers a welcoming lounge with feature fireplace, a well-equipped kitchen with space for dining, useful downstairs WC, modern upstairs bathroom and three bedrooms, providing comfortable living accommodation for everyday needs. Externally, the enclosed patio area offers a private outdoor space, complete with an outside tap and two useful block-built storage sheds, ideal for storage, hobbies or additional practical use.

Situated in a popular area with excellent local amenities close by, this property presents a fantastic opportunity for those seeking a well-located home with excellent convenience.

Offered for sale with vacant possession and no onward chain, early viewing is highly recommended to fully appreciate the accommodation and location on offer.

LOUNGE

5.69 m x 4.28 m

A comfortable and well-presented lounge providing an inviting space for relaxing and entertaining. The room features a smooth emulsion ceiling with recessed spotlights, complemented by smooth finished walls and an attractive wallpapered feature wall, adding warmth and character to the space.

The lounge is finished with laminate flooring and benefits from two radiators and ample power points. A stylish marble-effect fireplace surround creates an attractive focal point, housing a pebble-effect electric fire for a cosy feel. A useful under-stairs storage area provides additional practicality, while stairs rise to the first floor and a door leads through to the kitchen. Two uPVC windows to the front elevation allow natural light to fill the room.



KITCHEN

4.45 m x 4.39 m

A well-presented and practical kitchen offering a good combination of storage, functionality and space for everyday living. The room is fitted with an excellent range of cream wood-effect wall and base units, complemented by coordinating work surfaces, providing ample storage and preparation space. Features include a stainless steel sink unit, built-in oven and hob with extractor hood above, plumbing for an automatic washing machine and a wall-mounted boiler neatly housed within a matching cupboard. Finished with a smooth emulsion ceiling incorporating recessed spotlights, smooth emulsion walls and vinyl flooring, the kitchen also benefits from a radiator and ample power points. A uPVC window to the side elevation and uPVC French doors opening to the exterior allow natural light to enhance the room. There is also ample space for a kitchen table and chairs, with a door leading to the downstairs WC.

DOWNSTAIRS W/C

1.62 m x 1.14 m

A useful and well-presented downstairs WC finished with a smooth emulsion ceiling and walls, complemented by recessed spotlights and laminate flooring. The room benefits from a radiator and is fitted with a modern WC and wash hand basin set within a vanity unit, providing a practical and stylish addition to the ground floor accommodation.



LANDING

A bright and welcoming landing area providing access to the first-floor accommodation. Finished with smooth emulsion walls and ceiling, complemented by carpet flooring, the space offers a neutral and comfortable setting. Doors lead to three bedrooms and the upstairs bathroom, while providing a practical connection between the rooms.



UPSTAIRS BATHROOM

2.78 m x 1.58 m

A well-appointed upstairs bathroom featuring a large double shower cubicle, WC and wash hand basin set within a stylish vanity unit, providing both practicality and useful storage. The room is finished with a smooth emulsion ceiling incorporating recessed spotlights, smooth emulsion walls and complementary tiling to the splashback areas. Vinyl flooring provides a low-maintenance finish, while a Velux window allows natural light to enhance this bright and functional space. A radiator completes this comfortable and practical bathroom.



BEDROOM 1

4.15 m x 3.54 m

A really generous-sized bedroom offering a comfortable and versatile space. The room is finished with smooth emulsion walls and ceiling, complemented by carpet flooring to create a warm and inviting atmosphere.

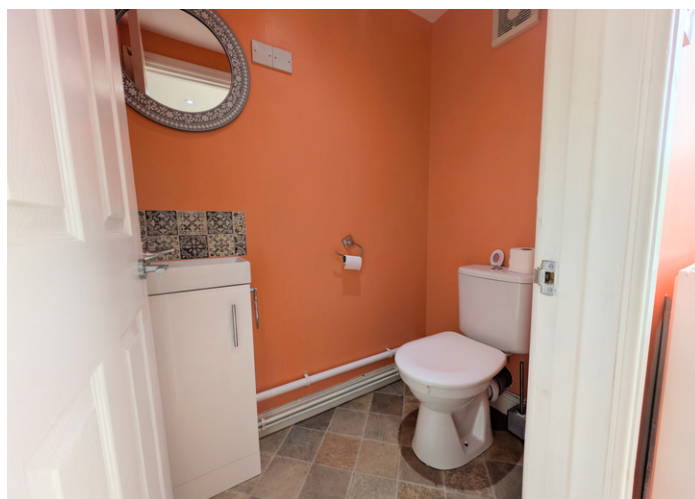


Further benefits include a radiator, ample power points and a uPVC window to the rear elevation, allowing natural light to enhance the room.

BEDROOM 2

3.37 m x 3.24 m

A comfortable double bedroom offering a good amount of space and flexibility. The room is finished with smooth emulsion walls and ceiling, complemented by carpet flooring, with a radiator and power points provided. A useful built-in storage cupboard offers additional practicality, while the uPVC window to the front elevation allows natural light into the room. Access is also available to the attic space.



BEDROOM 3

4.20 m x 2.30 m

A good-sized double bedroom offering a comfortable and practical living space. The room is finished with smooth emulsion walls and ceiling, complemented by carpet flooring to create a warm and inviting atmosphere. Further benefits include a radiator, ample power points, a useful built-in storage cupboard and a uPVC window to the front elevation, allowing natural light to enhance the room.



EXTERIOR

The property benefits from an enclosed patio area providing a private and low-maintenance outdoor space, complete with an outside tap. The garden also offers two useful block-built storage sheds, providing excellent additional space for storage, hobbies or other practical uses.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

Data Protection Act 1998

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