



**Maes Y Ffynnon, Ynysboeth,
Mountain Ash, CF45 4AZ.**

**FOR SALE
£175,000**



- **THREE BEDROOMS**
- **ALLOCATED PARKING FOR 2 VEHICLES**
- **IDEAL FOR COMMUTERS AND FIRST-TIME BUYERS**



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Property Description

A modern family home, constructed approximately 17 years ago, situated within a quiet and well-established residential estate. The property is ideally positioned for local amenities, with a convenient shop for everyday essentials within walking distance, and Abercynon village just a short drive away, offering a wider range of facilities including a GP surgery, leisure amenities, and excellent transport links via both train and bus routes. The A470 is also just a few minutes' drive away, making this an ideal location for commuters requiring easy access to Cardiff and the surrounding areas.

Internally, the property is well presented throughout and offers a comfortable and practical layout, making it an ideal first-time buy or family home. The welcoming entrance hall provides access to a downstairs W.C., while the bright and spacious lounge offers a great area for relaxation. To the rear, the modern kitchen/diner is well fitted and enjoys direct access to the garden via French doors, creating a great flow for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom and useful storage options from the landing area.

Externally, the property continues to impress with an enclosed rear garden featuring a patio area, lawn, and pathway leading to a rear gate. The home also benefits from allocated parking to the rear, as well as additional parking to the front.

This is a superb modern home in a popular and convenient location, offering excellent value for money. An ideal starter home or family purchase, and one that truly must be viewed to be fully appreciated.

ENTRANCE HALL

Enter the property via a stylish coloured composite front door into a welcoming entrance hall, beautifully finished with smooth emulsion walls and ceiling and complemented by modern tiled flooring. The space provides access to the downstairs W.C. and leads through to the lounge, creating an inviting first impression of this attractive home.



DOWNSTAIRS W.C.

Conveniently located off the entrance hall, the downstairs W.C. is finished with smooth emulsion walls and ceiling, along with tiled flooring for a clean and modern feel. The suite comprises a W.C. and wash hand basin, with a uPVC frosted window to the front allowing for natural light and privacy. Further benefits include a radiator and housing for the electric fuse board.



LOUNGE

5.39 m x 4.60 m

A bright and inviting reception room, beautifully presented with smooth emulsion walls and ceiling, complemented by stylish laminate flooring. The lounge offers a comfortable living space with a radiator, multiple power points, and a staircase rising to the first floor. A door leads through to the kitchen, while a uPVC window to the front allows plenty of natural light to fill the room.



KITCHEN/DINER

4.61 m x 2.90 m

A stylish and well-proportioned kitchen/diner fitted with modern grey wooden base and wall units, complemented by coordinating work surfaces. The kitchen benefits from a built-in oven and hob, white sink unit, and plumbing for an automatic washing machine. There is ample space for a dining table and chairs, making this an ideal area for both everyday living and entertaining. Finished with smooth emulsion walls and ceiling, tiled splashback areas, and practical vinyl flooring, the room also benefits from a radiator, multiple power points, and a useful under-stairs storage cupboard. The combi boiler is neatly housed within a kitchen cupboard. A uPVC window to the rear and uPVC French doors leading to the exterior allow plenty of natural light to flow through the space.



LANDING

The first-floor landing is finished with smooth emulsion walls and ceiling, complemented by carpet flooring for added comfort. The area benefits from power points, attic access, and a built-in storage cupboard, providing useful additional practicality. Doors lead to three bedrooms along with the upstairs bathroom.



UPSTAIRS BATHROOM

1.90 m x 1.87 m

Fitted with a three-piece suite comprising a bath, W.C., and wash hand basin with vanity unit. The bathroom is finished with smooth emulsion walls and ceiling, complemented by tiled splashback areas and tiled flooring for a modern and practical finish. Further benefits include a radiator and a uPVC frosted window to the rear, allowing for natural light and ventilation.



BEDROOM 1

4.23 m x 2.64 m

A beautifully presented principal bedroom finished with smooth emulsion walls and ceiling, with one feature panelled wall adding a stylish touch of character. The room benefits from carpet flooring, a radiator, and multiple power points. A uPVC window to the front allows for plenty of natural light, while a door leads through to the en-suite.



ENSUITE

2.57 m x 1.50 m

A modern en-suite fitted with a three-piece suite comprising a shower enclosure, W.C., and wash hand basin with vanity unit. The room is finished with smooth emulsion walls and ceiling, complemented by tiled flooring. Further benefits include a radiator and extractor fan, providing comfort and ventilation.



BEDROOM 2

3.34 m x 2.72 m

A well-proportioned second bedroom finished with smooth emulsion walls and ceiling, complemented by laminate flooring. The room benefits from a radiator, multiple power points, and a uPVC window to the rear allowing for natural light and a pleasant outlook.



BEDROOM 3

2.83 m x 1.92 m

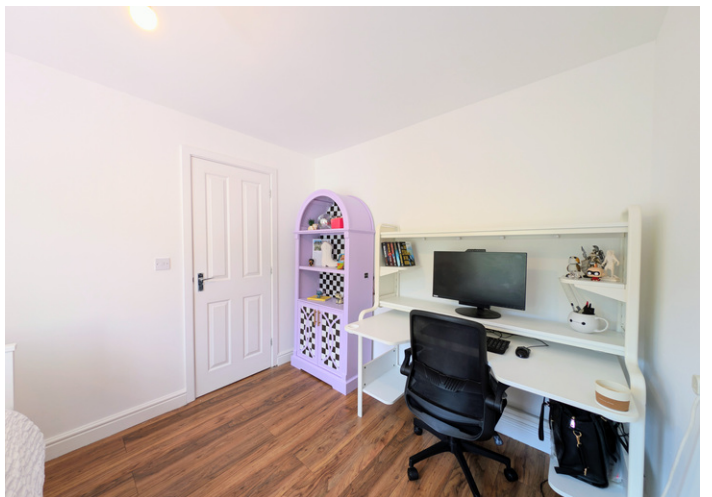
A further good-sized bedroom finished with smooth emulsion walls and ceiling, complemented by laminate flooring. The room benefits from a radiator, multiple power points, and a uPVC window to the front providing plenty of natural light.



EXTERIOR

The property is set slightly back from the pavement, creating a pleasant sense of separation from the roadside. To the front, a pathway leads to the main entrance door, with decorative slate stone areas to the side adding a smart and low-maintenance finish to the frontage.

To the rear is an enclosed garden featuring a patio area leading onto a lawned section, creating a pleasant and practical outdoor space. A pathway laid with slate stones leads to a wooden gate providing rear access. The property further benefits from two allocated parking spaces to the rear, with additional on-street parking available to the front.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			90
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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