



**Forest View, Mountain Ash,  
Rhondda Cynon Taf, CF45 3DU.  
CF45 3DU**

**FOR SALE  
£240,000**



- **THREE BEDROOMS**
- **SEMI DETACHED WITH RESIN DRIVEWAY**
- **PERMITTED DEVELOPMENT**



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## **Property Description**

No Expense Spared – Your Dream Home Awaits!

This delightful semi-detached home offers a perfect blend of comfort, functionality, and potential, ideal for families or professionals seeking a well-presented property.

Upon entering, you are welcomed by a hallway leading to a bright and airy lounge, creating a warm and inviting living space. Adjacent is a modern kitchen with ample storage and worktop space, ideal for preparing family meals, and a dining area that comfortably accommodates family gatherings with direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master with space for fitted wardrobes, complemented by a contemporary family bathroom.

Externally, the home features a resin driveway to the front with the house number inlaid, providing space for at least two vehicles and equipped with an electric socket for charging electric cars. A wooden gate to the side provides convenient access to the rear garden, which is an enclosed and versatile outdoor space. The rear boasts a good-sized patio, a slightly raised resin seating area, a block-built storage area, and a garden/gym space, with a section already partly laid for a potential extension under permitted development, offering excellent scope for future enhancement.

Situated in a highly desirable area, CF5 3DU offers easy access to local amenities, excellent schools, and transport links, while also being close to wooded areas and scenic walks, perfect for outdoor enthusiasts and families who enjoy nature on their doorstep.

This semi-detached home presents a fantastic opportunity to acquire a family-friendly property in a sought-after location and is ready to move into immediately.

## **ENTRANCE PORCH**

A stunning first impression begins as you approach the property via the beautiful resin driveway, leading you to an elegant light green composite front door that immediately sets the tone for the quality and style found throughout this exceptional home. Step inside to beautifully finished smooth emulsion walls and ceiling, creating a fresh, clean aesthetic. The space is enhanced by luxury wood-effect LVT flooring, combining timeless design with durability and practicality. A glazed internal door allows natural light to spill through into the hallway beyond, adding to the bright and welcoming feel. Thoughtfully designed, this porch provides the perfect space for coats, shoes and everyday essentials, keeping the main living areas pristine and clutter-free.

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## **Hallway**

The welcoming hallway continues the home's immaculate presentation, with smooth emulsion walls and ceiling complemented by sleek recessed spotlights, creating a bright and contemporary feel from the moment you step inside. Luxury wood-effect LVT flooring flows seamlessly underfoot, enhancing the sense of quality and continuity throughout the ground floor. A staircase rises gracefully to the first floor, while a door provides access to the beautifully appointed lounge. The hallway also benefits from a radiator and a wall-mounted Hive smart heating control, offering convenient management of the home's heating system. An elegant and beautifully finished central space that sets the tone for the rest of this exceptional home.

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## **LOUNGE**

4.34 m x 3.73 m

Beautifully presented and finished to an exceptional standard, the lounge offers a warm and inviting yet contemporary living space. Smooth emulsion walls



and ceiling are enhanced by stylish recessed spotlights, with a dimmer switch allowing you to tailor the lighting to suit both relaxed evenings and entertaining. Soft carpet flooring underfoot adds comfort and a luxurious feel. A striking bio-ethanol feature fire takes centre stage, complete with an elegant wooden mantle above — creating a sophisticated focal point and a cosy ambience without compromise. A uPVC window to the front elevation allows plenty of natural light to fill the room and is fitted with a DuoShade top-down/bottom-up thermal blind, offering both privacy and energy efficiency. Practical elements are thoughtfully incorporated, including a radiator, multiple power points and a useful understairs storage cupboard. A further entrance leads seamlessly through to the kitchen, enhancing the natural flow of the home.

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## **KITCHEN**

4.65 m x 3.40 m

A beautifully designed, high-specification kitchen forming the heart of the home. Offering ample green base and wall units, the space combines style with practicality and generous storage. Quality work surfaces extend to a matching breakfast bar, perfect for casual dining and entertaining. Integrated appliances include an induction hob with hidden extractor, built-in Bosch oven and integrated dishwasher, maintaining a sleek, streamlined finish. A stainless steel sink with modern pull-down tap adds both function and flair, complemented by a contemporary vertical wall-mounted radiator. Finished with smooth emulsion walls, tiled splashback areas and recessed ceiling spotlights, the room is completed by luxury wood-effect LVT flooring. uPVC French doors and a further window flood the space with natural light and provide access to the exterior.

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## **LANDING**



The first-floor landing continues the home's immaculate presentation, featuring smooth emulsion walls and ceiling with soft carpet flooring underfoot, creating a warm and cohesive feel. Loft access is conveniently positioned, while doors lead to three well-proportioned bedrooms and the beautifully appointed family bathroom. A further storage cupboard houses the combi boiler, neatly tucked away while remaining easily accessible.

A bright and well-connected space providing access to the upper accommodation.

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### **UPSTAIRS BATHROOM**

2.11 m x 1.82 m

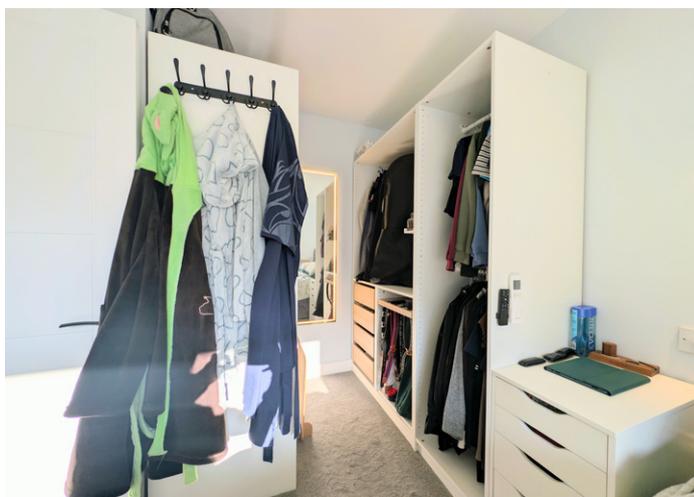
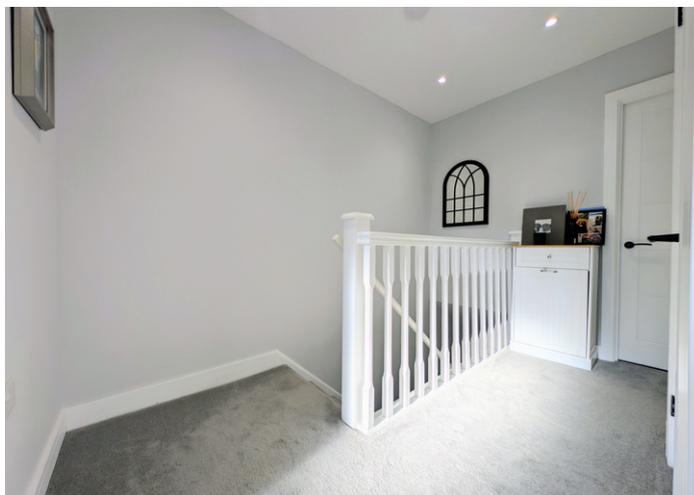
Beautifully appointed and finished to an exceptional standard, the family bathroom offers a stylish and contemporary space. The modern three-piece suite comprises a panelled bath with concealed mixer shower and rainfall-style shower head over, WC and wash hand basin, both elegantly housed within vanity units providing useful storage while maintaining a clean, streamlined look. A striking gold heated towel radiator adds a luxurious touch and complements the overall finish. The room features tiled flooring, a combination of tiled and smooth emulsion walls, and a smooth ceiling with recessed spotlights, creating a bright and refined atmosphere. A uPVC frosted window to the rear elevation allows natural light while ensuring privacy.

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### **BEDROOM 1**

4.11 m x 2.74 m

A beautifully presented principal bedroom offering a calm and comfortable retreat. Finished with smooth emulsion walls and ceiling, the room is complemented by soft carpet flooring, creating a warm and inviting atmosphere. A uPVC window to the rear elevation allows for plenty of natural light while providing a pleasant outlook.



The space benefits from a radiator and ample power points, along with the added luxury of a wall-mounted Daikin air conditioning system, providing both heating and cooling for year-round comfort. A stylish and well-balanced room designed with both practicality and comfort in mind.

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## **Bedroom 2**

3.50 m x 2.16 m

A bright and welcoming bedroom, beautifully finished with smooth emulsion walls and ceiling. Soft carpet flooring adds warmth underfoot, creating a comfortable and inviting space. The room is fitted with a radiator and convenient power points, while a uPVC window to the front elevation fills the room with natural light, enhancing the airy and tranquil atmosphere. A versatile space, ideal for a guest room, home office, or child's bedroom.

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## **BEDROOM 3**

2.54 m x 2.50 m

A charming and thoughtfully designed bedroom, featuring smooth emulsion walls with a striking feature wall in acoustic slatted panels, paired with a smooth emulsion ceiling. Soft carpet flooring adds comfort and warmth throughout the space. The room is equipped with a radiator and conveniently placed power points, while a uPVC window to the front elevation fills the room with natural light, creating a bright and airy atmosphere. Ideal as a guest room, child's bedroom, or versatile home office.

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## **GARDEN STUDIO**

5.39 m x 2.68 m

A versatile detached garden studio, currently fitted out as a fully equipped gym, offering an ideal space for fitness, a home office, creative projects, or hobbies. The space is highly adaptable, with a fully insulated roof, boarded walls, and full electrics, ensuring comfort and functionality year-round. Access is via a charming white uPVC

stable-style door, and the studio benefits from excellent natural light, creating a bright and inspiring environment separate from the main house. A rare and highly desirable addition, this flexible space perfectly complements the high-specification accommodation inside and enhances the lifestyle potential of the property.

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## **EXTERIOR**

To the front, the property features a resin driveway with the house number inlaid, providing space for at least two vehicles and equipped with an electric socket for charging electric cars. A wooden gate to the side gives convenient access to the rear garden, which is private and secure.

The rear is an enclosed outdoor space, featuring a good-sized patio area and a resin seating area slightly raised above the patio. There is also a block-built storage area and a separate garden/gym space, offering versatility for hobbies, exercise, or additional storage. Additionally, a section has been partly laid for a potential extension under permitted development, providing scope for future improvement.

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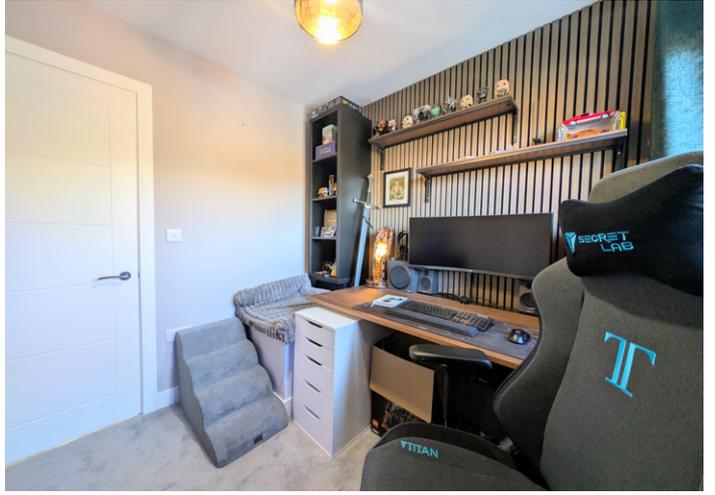
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# EPC

## 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.

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