



**Richmond Road, Caegarw,
Mountain Ash. CF45 4AN**

**FOR SALE
£205,000**



- **3 BEDROOM STONE FRONT TERRACE**
- **ADDITIONAL ATTIC SPACE**
- **NO ONWARD CHAIN**



3



1



1



Property Description

T Samuel Estate Agents bring to market this beautifully presented 3 bedroom terrace with attic space nestled on Richmond Road in the sought after area of Caegarw, Mountain Ash. It offers a fantastic opportunity for first time buyers or growing families.

This three bedroom terrace with attic space has been well maintained and was totally renovated in recent years.

The property offers excellent living space and briefly comprises an entrance hallway with an understairs WC, a spacious lounge/diner featuring a bay window to the front and patio doors to the rear, and a tasteful rustic-style kitchen with integrated appliances. There is also a utility room with with a built-in shower and ample space for white goods.

On the first floor, there are three bedrooms and a family bathroom. A further staircase leads to the attic space.

The property is ideally located within easy reach of both primary and secondary schools, the town centre with a range of national and independent retailers, a health centre, and Mountain Ash train station, now part of the new Metro system.

There is also excellent access to the A470 and Heads of the Valleys link road, making it convenient for commuters.

This is a fantastic opportunity to acquire a charming and spacious home in a peaceful setting with excellent local amenities. Contact T Samuel Estate Agents today to arrange your viewing.

No onward chain.

Note to interested parties that the white goods and furniture are available to purchase with the house if desired.



Hallway

6.52m x 0.93m

Access to the property is via a uPVC front door leading into the entrance hallway, featuring a smooth emulsion ceiling with coving, smooth emulsion walls, fitted carpets, a radiator, and power points. There is a convenient understairs WC, with doors leading to the lounge/diner and kitchen.



Lounge diner

6.92 m x 4.75 m

Spacious lounge/diner featuring a smooth emulsion ceiling with coving, smooth emulsion walls, and fitted carpets. A rustic pine fireplace with an inset feature fire creates an attractive focal point. There is a uPVC bay window to the front and uPVC patio doors opening onto the rear garden. Offering an excellent family living space, there is ample room for both lounge and dining furniture. Radiator. Power points.



Kitchen

3.64 m x 2.69 m

Attractive rustic pine kitchen fitted with a range of base and wall units, offering plenty of storage and workspace. A charming wall-mounted pantry adds both character and practicality to the room. Integrated appliances include a fridge freezer, fan oven, and four-zone gas hob with extractor hood above.

The kitchen further benefits from a deep Belfast sink set within timber and laminate worktops, enhancing the rustic farmhouse feel. A uPVC window to the side provides natural light, while the smooth emulsion ceiling with inset spotlights and smooth emulsion walls with feature mosaic slate tiling create a stylish finish. Beautiful slate flooring completes this well-presented and characterful kitchen space. Radiator. Ample power points. Door leading through to utility/shower room





Utility/shower room

3.01 m x 1.86 m

Useful utility room fitted with units complementary to the kitchen, providing additional storage and workspace. The room features a sink unit with drainer, plumbing for a washing machine, and space for further white goods if required.

uPVC windows to the rear and side allow for plenty of natural light, while a uPVC door provides direct access to the rear garden. Finished with smooth emulsion ceilings and walls, the room also benefits from attractive slate flooring throughout. A built-in shower adds further practicality and convenience to this versatile space.

Landing

Split-level landing providing access to all bedrooms, the family bathroom, and a staircase leading to the attic space. The area is finished with a smooth emulsion ceiling and walls, with fitted carpets adding warmth and comfort. This spacious landing creates a bright and welcoming connection between the first-floor accommodation and the additional attic area above.



Bedroom 1

5.00 m x 3.08 m

Generously sized master bedroom featuring smooth emulsion ceilings and walls, creating a bright and modern feel throughout. A large uPVC window to the front allows plenty of natural light to flood the room, enhancing the light and airy atmosphere.

The room offers ample space for a full range of bedroom furniture, comfortably accommodating even a super king-size bed. Finished with fitted carpets, the bedroom also benefits from a radiator and multiple power points, making it a comfortable and practical retreat.



Bedroom 2

3.25 m x 3.13 m

Another well-proportioned double bedroom featuring smooth emulsion ceilings and walls, creating a clean and neutral finish ready for personal styling. A uPVC window to the rear provides natural light and a pleasant outlook, while fitted carpets add warmth and comfort. The room also benefits from a radiator and multiple power points, making it an ideal guest room, children's bedroom, or additional spacious sleeping accommodation.



Bedroom 3

2.72 m x 2.07 m

Third bedroom finished with smooth emulsion ceilings and walls, offering a bright and neutral décor throughout. The room benefits from a uPVC window to the side allowing for natural light, along with fitted carpets for added comfort. Further features include a radiator and power points, making this a versatile space ideal for use as a child's bedroom, nursery, home office, or study.





Family bathroom

1.94 m x 1.86 m

Modern family bathroom featuring a smooth emulsion ceiling and attractive floor-to-ceiling feature tiling, creating a stylish and contemporary finish. The suite comprises a panelled bath with shower over and glass side screen, wash hand basin, and WC. Laminate flooring is laid for practicality and ease of maintenance, while a chrome heated towel rail adds a touch of comfort and convenience.



Attic space

5.17 m x 4.97 m

A fantastic addition to the property is the versatile attic space, offering a bright and inviting environment with smooth emulsion ceilings complete with inset spotlights and smooth emulsion walls. The room is finished with fitted carpets, a radiator, and multiple power points, making it a highly usable and flexible area.

Two Velux windows to the rear flood the space with natural light and perfectly frame stunning elevated views, stretching across the rooftops to the surrounding mountainside and far-reaching scenery up the valley. This impressive outlook adds a real sense of space and tranquillity, making the attic an ideal area for a variety of uses such as a home office, hobby room, or additional living space.



Outside space

To the front of the property, there is an attractive forecourt enclosed by beautiful stone walling and a secure iron gate, creating an appealing and well-defined entrance.

To the rear, the garden is designed for low maintenance, featuring a paved patio area ideal for outdoor seating and entertaining. A few steps lead up to a further tier, providing an excellent space for a garden shed or additional storage use. The garden is bordered by block and rendered walls, offering both privacy and a neat finish, and also includes a useful built-in storage shed. A pedestrian gate at the rear provides convenient access to the back lane.

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	53	
(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

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.