



**Gwernifor Street, Mountain
Ash. CF45 3NA**

FOR SALE
£120,000



- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **FANTASTIC POTENTIAL TO CREATE A
DREAM FAMILY HOME**



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Property Description

This mid-terraced three-bedroom home is situated in a highly sought-after and established area of Darranlas in Mountain Ash, offering generous living accommodation and excellent potential for those looking to create their perfect family home.

The property enjoys a convenient location, close to local shops, a primary school, and nearby play parks, making it ideal for families. For outdoor enthusiasts, the surrounding hills and trails provide scenic walks and a peaceful escape from the hustle and bustle, perfect for weekend adventures or evening strolls.

Inside, the home is well-proportioned with spacious reception rooms that are bright and welcoming. The lounge benefits from an original-style fireplace, adding character, and flows through to a practical kitchen with access to the rear garden. Three bedrooms upstairs provide ample space for family life, while the landing offers loft access and potential for further storage solutions.

Although the property would benefit from some modernisation, it presents a fantastic opportunity to put your own stamp on a home with charm and character. Outside, there is a front forecourt and a rear garden with a lawn and pathway, offering potential to create an inviting outdoor space.

With its generous size, popular location, and excellent scope for improvement, this property is a rare find in Mountain Ash and early viewing is highly recommended to fully appreciate all it has to offer.

ENTRANCE HALL

Accessed via a white uPVC front door, the property opens into a spacious entrance hallway. Features include an artex ceiling with coving, radiator, and emulsion-finished walls, with exposed floorboard flooring underfoot. Stairs lead to the first floor, with the electric meter and fuse board also located here. Double doors provide access through to the lounge, allowing for a good sense of flow and natural light. The space offers a practical layout with scope for cosmetic improvement.



LOUNGE

6.68 m x 3.92 m

A generously sized reception room featuring exposed floorboard flooring and a uPVC window to the front, allowing for plenty of natural light. The room offers an artex ceiling with coving, emulsion-finished walls, two radiators, and multiple power points. There is also access to useful understairs storage. Double doors lead through to the kitchen, creating a practical and flexible layout. A standout feature of the room is the original-style fireplace, adding character and charm, with scope to enhance.



KITCHEN

5.00 m x 2.94 m

Fitted with a range of wood-fronted base and wall units, complemented by black work surfaces and matching splashbacks. There is a built-in oven, stainless steel sink unit, and space with plumbing for an automatic washing machine. The room features an artex ceiling with inset spotlights, emulsion-finished walls, tiled flooring, a radiator, and multiple power points. uPVC French doors open out to the garden, providing good natural light and access to the outside space, while a further door leads through to the inner hallway. The kitchen offers a solid layout with scope for modernisation.



INNER HALLWAY

With an artex ceiling, emulsion-finished walls, and tiled flooring, the inner hallway provides access to the rear of the property via a uPVC door. There is also a radiator and a door leading through to the downstairs bathroom. A practical additional space, offering further potential to update and enhance.



DOWNSTAIRS BATHROOM

3.06 m x 1.86 m

Fitted with a three-piece suite comprising a bath with shower over, low-level W.C., and wash hand basin. The room features an artex ceiling with coving, a combination of tiled and panelled walls, tiled flooring, and a radiator. A uPVC window to the rear with frosted glass provides natural light while maintaining privacy. The space is functional, with scope for updating to suit modern tastes.



LANDING

With an artex ceiling and coving, the landing features emulsion-finished walls and exposed floorboard flooring. There is access to the loft space, and doors lead to three bedrooms. A straightforward layout offering potential for cosmetic improvement.



BEDROOM 1

5.29 m x 3.18 m

A well-proportioned double bedroom featuring two uPVC windows to the front, allowing for plenty of natural light. The room offers an artex ceiling with coving, emulsion-finished walls with a dado rail, and exposed floorboard flooring. There is also a radiator and multiple power points. A spacious room with good potential for updating



BEDROOM 2

3.71 m x 3.61 m

A comfortable bedroom with a uPVC window to the rear, providing a pleasant outlook and natural light. The room features an artex ceiling with coving, emulsion-finished walls, and laminate flooring. There is also a radiator and multiple power points. A well-proportioned space with scope for cosmetic improvement.



BEDROOM 3

3.31 m x 3.27 m

A further bedroom featuring a uPVC window to the rear, providing natural light. The room offers an artex ceiling with coving, emulsion-finished walls, and exposed floorboard flooring. There is a built-in cupboard with louvre doors housing the combi boiler, along with a radiator and multiple power points. A versatile space suitable as a bedroom, study, or home office, with potential for updating.



EXTERIOR

To the front, the property features a forecourt providing a tidy entrance. At the rear, steps lead down to a pathway bordered by a lawn to the side, which would benefit from some care and attention. The outdoor space offers potential to create a pleasant garden area with scope for landscaping and improvement.

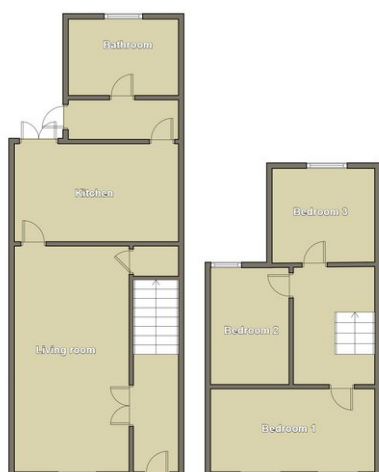






EPC

FLOORPLAN



Misdescriptions Act 1991

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