



**Glynview Villa, 1 Brook Street,  
Mountain Ash, CF45 3AR**

**FOR SALE**  
**£170,000**



- **SEMI DETACHED, VILLA STYLE**
- **THREE BEDROOMS WITH ATTIC SPACE**
- **WELL PRESENTED REAR GARDEN WITH VIEWS**



**3**



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## **Property Description**

A semi-detached villa-style home offering generous and versatile accommodation arranged over multiple levels, making it an ideal family home.

The property is well laid out and provides a great sense of space throughout, with a welcoming entrance hall featuring a curved wall detail, laminate flooring, and access to both the lounge and kitchen. The lounge is a bright and comfortable reception room with a bay window to the front, while the kitchen offers a practical layout with fitted units, integrated appliances, and access to the rear garden.

To the first floor, there are three good size double bedrooms along with a split-level landing and access to the family bathroom. The master bedroom benefits from built-in storage and additional useful space, while the remaining bedrooms are well-proportioned and finished to a neutral standard.

A further attic space provides excellent additional accommodation, complete with Velux windows, storage, and power, making it a highly flexible area. In addition, the property benefits from a basement/utility space accessed from the rear garden, offering plumbing for a washing machine, sink unit, and excellent storage potential.

Externally, the rear garden is a real highlight, featuring a patio area, steps down to a lawn, and a decked seating area, all enjoying pleasant views towards the surrounding mountainside.

Conveniently located, there is a local shop within walking distance, along with a nearby play/skate park. Mountain Ash town centre is also within walking distance, offering further shops, a GP surgery, and transport links. Well-regarded schools are close by, making this a fantastic family location.

Offered for sale with no onward chain, this is a superb home with excellent internal space and viewing is highly recommended.

## **ENTRANCE HALL**

Step inside via a stylish grey composite front door into a welcoming and characterful entrance hall. Featuring a striking curved wall that adds a unique architectural touch, the space is finished with laminate flooring and tasteful décor. A radiator with decorative cover, power points, and a useful under-stairs storage cupboard add both comfort and practicality. Stairs rise to the first floor, while a door leads through to the kitchen and double doors open into the lounge, creating a wonderful sense of flow throughout the home.



## **LOUNGE**

6.81 m x 3.53 m

A generously sized and inviting living space, beautifully presented with a smooth emulsion ceiling enhanced by coving and a feature ceiling rose. The room is finished with neutral emulsion walls and stylish laminate flooring, creating a warm and versatile setting. Two radiators ensure comfort, while ample power points add convenience. A charming uPVC bay window to the front allows plenty of natural light to flood the room, complemented by an additional uPVC window to the rear, making this a bright and airy space ideal for relaxing or entertaining.



## **KITCHEN**

5.20 m x 2.99 m

A practical and well-planned kitchen fitted with white wooden base and wall units, complemented by a coordinating work surface. There is a white sink and drainer, along with a built-in oven and hob, and an integrated dishwasher for added convenience. The room benefits from durable vinyl flooring and is finished with an emulsion ceiling and coving, with emulsion walls and tiling around the work surfaces for ease of maintenance. A radiator and multiple power points are also present. Natural light flows in through uPVC windows to the side and rear, while a door provides direct access to the exterior, ideal for everyday practicality.



## **LANDING**

A split-level landing offering a sense of space and practicality. Finished with an emulsion ceiling and walls, and carpet flooring, the area feels warm and inviting. A radiator and power points are in place for convenience. Doors provide access to three well-proportioned bedrooms, while a bi-fold door leads through to the upstairs bathroom. Stairs rise to the attic space, adding further versatility and storage potential.



## **BEDROOM 1**

4.85 m x 3.41 m

A generously sized master bedroom offering a comfortable and well-proportioned space. The room features an artex ceiling, wallpapered walls, and carpet flooring, creating a warm and restful feel. A radiator and multiple power points are in place for convenience. The room also benefits from large freestanding wardrobes, which can remain if required. Two uPVC windows to the front allow plenty of natural light to fill the space, enhancing the bright and airy atmosphere. In addition, there is useful under-stairs storage.



## **BEDROOM 2**

3.36 m x 3.18 m

A good size double bedroom, well-presented with an emulsion ceiling and walls, creating a light and neutral backdrop. The room benefits from laminate flooring, a radiator, and multiple power points for everyday convenience. A uPVC window to the rear allows for a pleasant outlook and plenty of natural light, enhancing the bright and airy feel.



### **BEDROOM 3**

2.87 m x 2.85 m

A bedroom featuring an emulsion ceiling with coving and emulsion walls, creating a neat and neutral finish. The room benefits from laminate flooring, a radiator, and multiple power points. Double doors open to a built-in wardrobe/storage area, which also houses the combi boiler, offering practical use of space. A uPVC window to the rear allows for natural light, adding to the room's bright and airy feel.



### **ATTIC SPACE**

5.04 m x 4.53 m

A versatile attic space finished with an emulsion ceiling incorporating sunken spotlights and emulsion walls. The room is laid with carpet flooring and benefits from power points, making it a practical and usable area. There is useful under-eaves storage, while two Velux windows allow plenty of natural light to flow in, creating a bright and inviting space.



### **BASEMENT/STORAGE AREA**

A useful basement/storage space accessed via a wooden door from the garden, offering excellent additional practicality. The area features a concrete floor and painted stone walls, creating a robust and functional environment. There is a single base unit with a stainless steel sink, along with plumbing for an automatic washing machine, making it ideal for use as a utility area. Power points are in place, and a uPVC window to the side provides natural light and ventilation. A highly versatile space, perfect for storage and everyday household needs.



## **EXTERIOR**

To the front, there is a low-maintenance forecourt, with a wooden gate providing side access leading through to the rear.

The rear garden is a particular highlight of the home, offering a generous and well-arranged outdoor space. A patio area provides the perfect spot for seating and entertaining, leading onto a good-size garden. From here, one step leads down to a further lawn area, which in turn leads to a decked seating area. This creates a wonderful setting to enjoy the sunshine and take in the attractive views of the surrounding mountainside. An outside tap is also conveniently located to the rear.







