



# T Samuel Estate Agents

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**Brynifor**

**Mountain Ash, CF45 3AB**

**FOR SALE**

- 3 BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- BEAUTIFUL VIEWS OF THE LOCAL MOUNTAINS

**£160,000**







## Property Description

### FULL DESCRIPTION

This well presented, extended, semi detached 3 bedroom property with off road parking is a real gem!

Just pack your bags and move straight it!

With its large living space inside and out makes it the perfect family home.

The property has so much to offer a growing family with its 3 good size bedrooms, upstairs family bathroom, spacious lounge, kitchen/diner, conservatory, downstairs shower with wc, plus an extra living space to make it as your own. Lets not forget the beautiful garden to the rear with those gorgeous views of the local mountains.

Situated within walking distance to all amenities, train station, bus routes, primary and secondary schools, doctors surgery and pharmacy.





#### HALLWAY

9' 9" x 3' 6" (2.99m x 1.07m) Enter property through half glass UPVC Front Door into light airy hallway. Smooth emulsion ceiling with coving and smooth emulsion walls  
Laminate floor Doors leading to living rooms and shower room. Stairs to first floor

#### LIVING ROOM 1

20' 1" x 12' 5" (6.14m x 3.8 m) Spacious living room with smooth emulsion ceilings with coving. Smooth emulsion walls with feature wall papered wall. UPVC window to front. Real oak flooring. Double doors to kitchen/diner. Radiator. Power sockets



#### LIVING ROOM 2

13' 10" x 7' 4" (4.24m x 2.25m) UPVC window to rear. Laminate floor. Radiator & power points  
Plumbing for washing  
Room has potential to be used as playroom/teenagers den. Extra living space

#### KITCHEN/BREAKFAST ROOM

19' 11" x 8' 5" (6.08m x 2.58m) Cream fitted kitchen with real oak flooring. Laminate worktops and splashbacks to match  
Large breakfast bar and space opposite for freestanding fridge/freezer . Smooth emulsion ceiling with coving and smooth emulsion walls  
UPVC window to rear and half glass double doors leading to conservatory  
Radiator and power points



#### DOWNSTAIRS SHOWER ROOM

7' 1" x 2' 10" (2.18m x 0.88m) Shower Room with UPVC window to front with freestanding corner shower , wc and basin  
Smooth emulsion ceilings and walls Tiled splashback  
Laminate floor

#### CONSERVATORY

13' 0" x 11' 9" (3.98m x 3.6m) Large Conservatory  
Currently used as a dining/ living space.  
UPVC windows on 3 sides showing off beautiful views of the garden and mountain side beyond



#### LANDING

8' 2" x 5' 4" (2.49m x 1.64m) Smooth ceilings with covering and smooth emulsion walls. Carpeted.  
Doors leading to bathroom and all room

#### BATHROOM

7' 10" x 5' 6" (2.41m x 1.68m) Smooth Emulsion ceilings and walls  
3 Piece white bathroom suite Laminate floor and radiator  
White tiles floor to ceiling  
UPVC window to rear





#### BEDROOM 1

11' 8" x 8' 9" (3.56m x 2.68m) Smooth emulsion ceilings with coving and smooth emulsion walls. Large UPV window to rear with fabulous panoramic views. Laminate floor  
Wall to wall large mirror fitted wardrobes Radiator and power points

#### BEDROOM 2

13' 10" x 11' 2" (4.23m x 3.41m) Good size double room with UPVC window to front Smooth emulsion ceilings with coving and smooth walls papered featured walls  
Laminate floor Radiator and power points



#### BEDROOM 3

9' 4" (2.85m UPVC Window to front. Smooth emulsion ceiling with coving. Smooth emulsion walls  
Laminate floor. Radiator and power points

#### REAR GARDEN

Step out onto a large patio area with steps leading down to a spacious decked/grassed area. Large wooden storage shed. Wooden privacy fencing all around. Beautiful views of the local mountains.







#### 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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GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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