



Brynderwen Villas, Aberdare Road, Mountain Ash, CF45

3PU



- **Characterful Property**
- **South-Facing Garden**
- **Mountain Views**
- **Three Double Bedrooms & Loft Room**
- **Downstairs Shower Room & Upstairs Bathroom**
- **Detached Garage**
- **Modernised & Refurbished**
- **Extended to**

Description...

James Douglas is thrilled to bring this extended three-double-bedroom, semi-detached property, which includes a loft room, to the market. Set in the sought-after location of Aberdare Road, Mountain Ash. The perfect property for buyers seeking a large, modern, characterful family home. In brief, the accommodation comprises an entrance hallway, living/dining room (with log-burner), modern kitchen, utility room and shower room all on the ground floor. On the first floor, there are three double bedrooms and a beautiful four-piece family bathroom. On the second floor, there is a large loft room space, currently used as a bedroom. Gas central heating (Baxi combi boiler) and UPVC double-glazed windows and doors throughout (composite front door). On-road parking is available at the front and side. Gated access to the front garden space is complemented by patio slabs, real grass, trees and shrubbery. Side access. South-facing, three tier rear garden space complemented by patio slabs, real grass, decking, trees and shrubbery. Access to the detached garage is at the rear. Fantastic panoramic views. EPC D potential B. Council tax band B.

****THREE GOOD SIZED DOUBLE BEDROOMS & LOFT ROOM****

****HIGHLY SOUGHT-AFTER LOCATION****

****BEAUTIFULLY MAINTAINED SOUTH-FACING REAR GARDEN SPACE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS EXTENDED THREE-DOUBLE BEDROOM WITH LOFT ROOM SEMI-DETACHED PROPERTY - LOCATED IN THE TOWN OF MOUNTAIN ASH. PROPERTIES LIKE THIS ONE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****DETACHED GARAGE TO THE REAR WITH ANNEX CONVERSION POTENTIAL****

****FANTASTIC PANORAMIC MOUNTAIN VIEWS****

****MODERN & IMMACULATE THROUGHOUT****

Brynderwen Villas, Aberdare Road is within relative walking distance of Mountain Ash town centre and a few minutes' drive from it. The town centre offers a wide range of shops and sporting and recreational facilities. The local primary schools are Darrenlas Primary School & Glenboi Primary School with the local high school being Mountain Ash Comprehensive School. A useful mainline railway station is located in Mountain Ash town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

Accommodation...

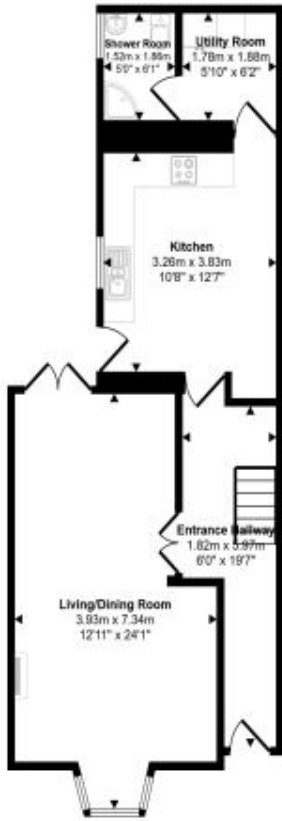
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Utility Room
- Shower Room
- Split Level Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Loft Room
- Outside
- Detached Garage
- Directions





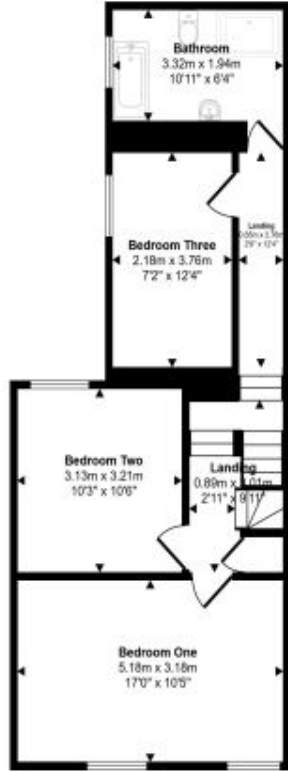
Floorplan

Approx Gross Internal Area
172 sq m / 1854 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 56 sq m / 602 sq ft



Second Floor
Approx 27 sq m / 285 sq ft



Garage
Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Scale of items such as bathroom suite are representations only and may not look like the real items. Made with Made Guppy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		