



Ffordd Y Glowyr, Mountain Ash, , CF45 4FD

£190,000



- **Town House**
- **Upstairs Bathroom & Downstairs WC**
- **Fantastic Views**
- **Landscaped Garden**
- **Modern & Immaculate Throughout**
- **Ideal Family Home**
- **Off-Road Parking**
- **Great A470/M4 Access**
- **EPC Rating B**

Description...

James Douglas is delighted to welcome this beautifully presented three-bedroom freehold townhouse, which offers stylish, contemporary living throughout and enjoys stunning front and rear views alongside a beautifully landscaped garden, making it an ideal first-time purchase or family home. Situated on a modern development in Mountain Ash.

Constructed in 2019, the property remains in excellent condition and benefits from the remainder of its NHBC warranty, offering peace of mind for prospective purchaser.

The accommodation briefly comprises an entrance hall, convenient downstairs WC and an impressive open-plan lounge, kitchen and dining area. The contemporary fitted kitchen flows seamlessly into the living space, creating the perfect environment for both everyday family life and entertaining, whilst French doors open onto the rear garden and frame the beautiful outlook beyond.

The first floor has two well-proportioned bedrooms and a modern family bathroom, all presented to a high standard. The second floor offers a large double main bedroom with front and rear views.

Externally, the property continues to impress. To the front there is an allocated off-road parking space, whilst the rear boasts a thoughtfully landscaped garden designed to maximise enjoyment of picturesque views. Whether relaxing with family or entertaining guests, the outdoor space provides a wonderful extension of the home.

Conveniently located within easy reach of local schools, amenities, transport links and Mountain Ash town centre, this fantastic home combines modern construction, low-maintenance living and attractive surrounding's.

Early viewing is highly recommended.

Key Features:

Beautifully presented three-bedroom townhouse

Freehold

EPC B

Built in 2019

Remaining NHBC warranty

Open-plan lounge, kitchen and dining area

Contemporary fitted kitchen

Downstairs WC

Modern first floor family bathroom

Beautifully landscaped rear garden

Accommodation...

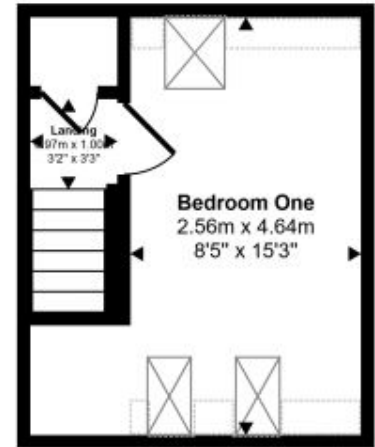
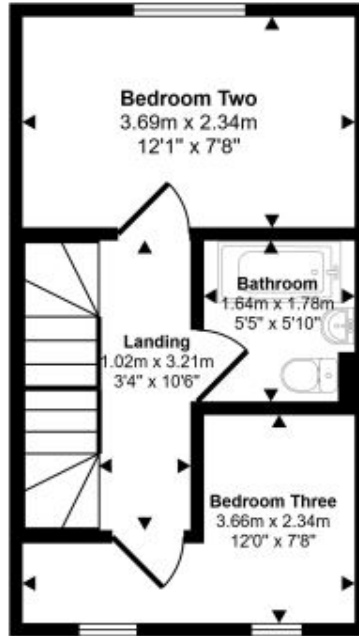
- Entrance Hallway
- Living/Kitchen/Dining Room
- WC
- Landing
- Bedroom Two
- Bedroom Three
- Bathroom
- Landing
- Bedroom One
- Outside
- Directions





Floorplan

Approx Gross Internal Area
66 sq m / 713 sq ft



☐ Denotes head height below 1.5m

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
92- A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	