



**Richmond Road, Mountain Ash.  
CF45 4AN**

**FOR SALE  
£175,000**



- **3 BEDROOM STONE TERRACE**
- **SOUGHT AFTER LOCATION**
- **UPSTAIRS BATHROOM**



**3**



**1**



**2**



## **Property Description**

T Samuel Estate Agents are pleased to welcome to the market this well-presented three-bedroom, stone-fronted property with forecourt, located in the highly sought-after area of Caegarw, Mountain Ash.

This charming home offers spacious living accommodation and is ideal for first-time buyers or families. The ground floor comprises an entrance hallway, a generous open-plan lounge and dining area. Upstairs, there are three well-proportioned bedrooms, and a family bathroom.

The property is conveniently situated close to both primary and secondary schools, local shops, and Mountain Ash train station, making it ideal for commuters. The popular Taff Trail is easily accessible and offers excellent opportunities for walking and cycling. The A470 is just a short drive away, providing easy access to Cardiff and surrounding areas.

This is a fantastic opportunity to purchase a lovely family home in a great location. Contact T Samuel Estate Agents today to arrange your viewing.

### **Hallway**

4.16 m x 0.98 m

Entrance to the property is via a modern uPVC front door, leading into a welcoming hallway. The space features smooth emulsion-finished walls and ceiling, with attractive laminate flooring laid throughout. Radiator. Doors provide access to the lounge/diner and kitchen, with a staircase leading to the first floor. A central heating radiator completes the space.

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### **Living room**

6.20 m x 3.11 m

A spacious and light-filled lounge/diner benefiting from a desirable dual aspect, allowing plenty of natural light to flow through the room. Finished with smooth emulsion walls and ceiling, and laid with stylish laminate flooring. The space includes a central heating radiator and multiple power points, making it both comfortable and functional. This generous room offers a blank canvas, perfect for adding your own personal touch. A door leads conveniently through to the dining room.

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### **Dining room**

3.60 m x 2.60 m

A great addition to the property is the second reception/dining room, offering a versatile space to suit a variety of needs. The room is beautifully finished with smooth emulsion walls and ceiling, complemented by modern, contemporary feature panelling that adds a stylish touch. The room is laid with soft carpet, providing a cosy feel, and benefits from a central heating radiator and multiple power points for convenience. A uPVC window to the rear allows natural light to flow in, enhancing the room's bright and airy atmosphere.

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### **Kitchen**

4.00 m x 3.10 m

A modern and well-presented kitchen



fitted with a range of ample base and wall units, complemented by stylish worktops. The room is finished with smooth emulsion walls and ceiling, and durable laminate flooring. Additional features include a radiator and multiple power points for convenience. A door leads through to the WC and separate utility area, providing added practicality for everyday living.

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### **Utility room**

1.80 m x 1.60 m

A thoughtfully designed utility room offers practical functionality with a spacious worktop, dedicated plumbing connections for a washing machine, and multiple power points—ideal for laundry appliances and added household convenience. UPVC door and window leading to the rear garden.

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### **WC**

1.70 m x 0.93 m

Convenient ground floor WC with smooth emulsion ceiling and walls. Laminate flooring laid.

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### **Bedroom 1**

4.60 m x 2.60 m

A bright and generously proportioned master bedroom offering a calm and inviting retreat. Tastefully finished with smooth emulsion walls and ceiling, and laid with soft, neutral carpet for added warmth and comfort. A large uPVC window to the front allows plenty of natural light to flood the room, enhancing the sense of space and airiness. The room also benefits from a central heating radiator and multiple power points for convenience. This is an ideal space with ample room for a full range of bedroom furniture, making it the perfect spot to relax and unwind.

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### **Bedroom 2**

3.60 m x 2.60 m

A well-proportioned second double bedroom, tastefully decorated with



smooth emulsion walls and ceiling. The room is laid with soft carpet, creating a cosy and comfortable atmosphere. A uPVC window to the side aspect allows natural light to brighten the space. Additional features include a central heating radiator and multiple power points, making this a versatile room ideal for a guest bedroom, home office, or child's room.

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### **Bedroom 3**

3.60 m x 2.30 m

A bright and neatly presented third bedroom, featuring smooth emulsion walls and ceiling, and laid with soft carpet for added comfort. A uPVC window to the front aspect allows plenty of natural light into the room. Complete with a central heating radiator and multiple power points, this space is ideal as a child's bedroom, home office, or nursery.

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### **Bathroom**

3.20 m x 1.50 m

This well-appointed first-floor bathroom features a sleek, full-sized bathtub with an overhead shower—offering a perfect blend of relaxation and practicality. The modern suite includes a stylish washbasin and WC, beautifully integrated against a feature-tiled wall that adds a contemporary touch. A chrome ladder radiator complements the décor, enhancing both warmth and elegance. Natural light streams in through a UPVC window at the rear, while the tasteful laminate flooring unites functionality with a clean, durable finish—creating a bathroom that seamlessly combines style and everyday convenience.

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### **Rear garden**

The rear garden features a paved patio area, enclosed block walls, providing a secure and private outdoor space. A convenient garden shed offers

additional storage, ideal for tools and outdoor equipment. Access to the rear lane is available through a pedestrian door, enhancing convenience for refuse collection and garden maintenance. The garden offers ample space for outdoor furniture, making it suitable for entertaining or relaxation.

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## FLOORPLAN



### 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.

### Data Protection Act 1998

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