



**Cliff Street, Mountain Ash.
CF45 3LE**

**FOR SALE
£125,000**



- **TWO BEDROOMS**
- **RECENTLY RENOVATED**
- **MOVE IN READY**



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Property Description

This beautifully renovated home is a true gem, offering a perfect combination of modern comfort and exceptional craftsmanship. Every inch of this property has been upgraded, including brand new wiring, plumbing, plastered walls, flooring, and an impressive new extension. With absolutely everything brand new, from top to bottom, this home is truly move-in ready, allowing you to enjoy a fresh, contemporary living space without the hassle of renovations. The property is also fully insulated, ensuring energy efficiency and comfort throughout the year.

Located in a highly sought-after area, the property is just a stone's throw from the local shop and a short walk from Mountain Ash town centre. Here, you'll find everything you need, including a variety of shops, a GP surgery, and the train station, making commuting a breeze. For families, a primary school is close by, as well as a local play and skate park, perfect for children and outdoor enthusiasts. Nearby, you'll also find a lovely park ideal for woodland walks, offering a peaceful retreat right on your doorstep.

Inside, the home's expansive kitchen/diner truly stands out as the heart of the property. Perfectly designed for both everyday living and entertaining, the space is flooded with natural light, thanks to large uPVC French doors that lead to the garden, and a roof window that adds an airy feel. The kitchen is equipped with integrated appliances and sleek finishes, ready for you to move in and start cooking.

Every detail has been carefully considered, from the cosy snug, a perfect retreat for relaxation, to the sleek upstairs bathroom with its walk-in shower. Each room features brand-new, high-quality flooring, fresh emulsion walls, and modern fixtures throughout, creating a home that feels both welcoming and luxurious.

Externally, the home offers a low-maintenance, enclosed garden with decorative gravel, perfect for enjoying outdoor life without the upkeep. The Cedral cladding on the extension enhances the home's modern curb appeal, while rear lane access provides added convenience.

With nothing left to do except move in, this home is perfect for anyone looking for a hassle-free, stylish property in a prime location. Whether you're a first-time buyer, a growing family, or someone looking to downsize without compromising on quality, this home is a rare find and is sure to be in high demand. Don't miss the opportunity to make this stunning home yours—schedule a viewing today!

Please note, the current EPC rating reflects the property prior to these extensive renovations, so the energy efficiency will have significantly improved.

ENTRANCE HALL

Step inside through a composite front door with a soft, sage green hue into a welcoming entrance hall. The space features sleek, tiled flooring that adds a touch of elegance, with smooth emulsion walls and ceiling that create a fresh and modern feel. Conveniently located is a cupboard housing the electric meter and fuse board. Stairs lead up to the first floor, while a door opens into the cosy snug, providing easy access to the rest of the home.

SNUG

4.05 m x 2.77 m

A dark green, cosy snug offers the perfect retreat. Whether styled with vintage charm or modern elegance, this room feels like a tranquil haven, perfect for relaxation. The space features emulsion walls and ceiling that complement the warm, inviting atmosphere. With laminate flooring throughout, the room is both stylish and practical. Vertical wall-mounted radiators provide warmth, while power points ensure convenience. A uPVC window to the front fills the room with natural light, and the entrance to the kitchen/diner provides easy access to the heart of the home.



KITCHEN/DINER

7.21 m x 4.34 m

More than just a kitchen diner, this expansive space is truly the heart of the home, offering an abundance of room for family meals, entertaining, and everyday living. The generous layout ensures plenty of space for both cooking and socialising, making it the perfect hub of the home. Ample base and wall units, including a spacious larder unit, are finished in soft, subtle tones, complemented by a warm wooden work surface. The kitchen is well-appointed with an integrated fridge, a stainless steel sink unit, and plumbing for an automatic washing machine. A built-in oven and hob, with an extractor hood above, cater to all your cooking needs. Two vertical wall-mounted radiators add comfort and warmth, while the smooth emulsion walls and ceiling enhance the contemporary feel. The room is finished with durable tiled flooring, and natural light pours in from the large roof window, creating a bright, airy atmosphere. To top it off, large uPVC French doors lead to the exterior.



LANDING

Featuring soft carpet flooring that adds warmth and comfort. Smooth emulsion walls and ceiling create a clean and modern feel throughout. From here, doors lead to two bedrooms and the upstairs bathroom, providing convenient access to the home's private spaces.



UPSTAIRS BATHROOM

2.33 m x 1.69 m

This modern bathroom features a large walk-in shower with sleek panelled walls, offering a luxurious and functional space. The W.C. and vanity countertop basin add both style and practicality, while the wall-mounted vertical ladder radiator provides warmth and comfort. Tiled flooring enhances the contemporary feel, and smooth walls and ceiling maintain the clean, fresh atmosphere. A uPVC window to the rear, with frosted glass, ensures privacy while letting in natural light.



BEDROOM 1

3.78 m x 3.05 m

This spacious bedroom features smooth emulsion walls and ceiling, creating a clean and calming atmosphere. The laminate flooring adds a sleek, modern touch, while a vertical wall-mounted radiator ensures warmth and comfort. A stylish paneling feature behind the bed adds character and charm. The room also includes convenient power points for all your electrical needs. A uPVC window to the front floods the room with natural light, enhancing the bright and airy feel.



BEDROOM 2

3.25 m x 2.16 m

This cosy bedroom features smooth emulsion walls and ceiling, creating a serene and inviting atmosphere. The laminate flooring offers a modern and practical finish, while a vertical wall-mounted radiator ensures warmth and comfort. Convenient power points are included for ease of use. The room also includes a cupboard housing the combi boiler, providing a practical storage solution. A uPVC window to the rear lets in natural light, making the space feel bright and airy.



EXTERIOR

Step down into an enclosed, low-maintenance garden, laid with decorative gravel, offering a simple yet stylish outdoor space. The exterior of the extension features sleek Cedral cladding, adding a modern touch to the home's appearance. Rear lane access provides additional convenience and ease of entry to the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
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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