



**Mill Place, Mountain Ash.
CF45 4DH**

**FOR SALE
£250,000**



- **THREE BEDROOMS WITH ATTIC SPACE**
- **DRIVEWAY WITH PARKING FOR 4 VEHICLES**
- **SOUGHT AFTER AND RARELY AVAILABLE LOCATION**



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Property Description

A fantastic opportunity to purchase a charming semi-detached home in a highly sought-after location—properties here rarely come to market. This well-proportioned home offers spacious family accommodation across two floors and, while it would benefit from some gentle modernisation, it has been well cared for and presents the perfect canvas to create your forever home.

The welcoming entrance hall leads into a generous lounge, complete with a cosy coal-effect fire set within a wooden surround—an ideal space for relaxing or entertaining. The kitchen offers ample white cabinetry with contrasting black work surfaces, integrated appliances including a dishwasher, and access to the rear garden. A useful inner hallway doubles as a utility space, with plumbing for a washing machine and access to a downstairs W.C.

Upstairs, you'll find three well-sized bedrooms, a family bathroom with built-in storage, and a landing area with access to both attic space and an additional attic room—offering excellent potential for a home office, hobby space, or further storage.

The exterior is just as appealing, with a large front driveway providing parking for up to four vehicles, a lawn area, decorative stone features, a patio with a seating bench, and an external electric socket. To the side, a pathway leads to the rear garden where you'll find a lawned area flowing into a patio space—perfect for outdoor dining. A peaceful stream runs alongside the garden, creating a tranquil atmosphere. Further steps lead to a second patio area, complete with storage sheds, raised planting beds, mature woodland surroundings, outdoor tap, and additional electric sockets.

The property is conveniently located within walking distance of Mountain Ash town centre, which offers a variety of shops, a train station, and a local GP surgery. For commuters, the A470 is just a short drive away, providing easy access to Cardiff, Merthyr Tydfil, and beyond.

This much-loved home is now ready for new owners to add their own touch and begin the next chapter in a truly special location.

ENTRANCE HALL

1.79 m x 0.92 m

Accessed via a brown uPVC front door, the entrance hall offers a warm welcome into the home. Featuring an artex ceiling with decorative coving, the space is finished with a combination of emulsion and wallpapered walls, and carpeted flooring for comfort underfoot. A convenient built-in cupboard houses the electric meter and fuse board, along with the stop tap. A door leads through to the lounge.

LOUNGE

6.39 m x 4.83 m

A generously sized and inviting living space featuring an artex ceiling with coving and emulsion-finished walls complemented by a decorative dado rail. The room benefits from carpeted flooring, two radiators, and multiple power points. A wooden fire surround houses a charming coal-effect fire, creating a cosy focal point. Additional features include a useful understairs storage cupboard, staircase to the first floor, and a door leading to the kitchen. A uPVC window to the front aspect provides plenty of natural light.

KITCHEN

4.00 m x 3.33 m

Fitted with a generous range of white wall and base units, this well-equipped kitchen features contrasting black work surfaces and a built-in oven with hob. A stainless steel sink unit sits beneath uPVC windows to the side and rear, offering excellent natural light. The room is finished with tiled flooring, emulsion walls with tiled splashbacks, and an artex ceiling with coving. Additional highlights include fluorescent strip lighting, an integrated dishwasher, radiator, and multiple power points. Entrance leads to the inner hallway/utility area and a uPVC door provides access to the exterior.



INNER HALLWAY/UTILITY AREA

2.69 m x 1.49 m

Serving as a practical utility area, this space features an artex ceiling, emulsion walls, and durable tiled flooring. There is a radiator and multiple power points, with plumbing in place for an automatic washing machine. A door leads through to the downstairs W.C., adding further convenience to the home.



DOWNSTAIRS W.C.

1.44 m x 1.40 m

A useful ground floor cloakroom fitted with a low-level W.C. and wash hand basin. The room is finished with an emulsion ceiling and walls, along with tiled flooring. It also houses the wall-mounted boiler. A uPVC window to the rear with frosted glass provides natural light while maintaining privacy.



LANDING

The landing provides access to all first-floor rooms and features an artex ceiling, emulsion walls, and carpeted flooring. There is a radiator for added comfort, as well as a built-in storage cupboard and attic hatch. Doors lead to three bedrooms and the family bathroom, with stairs continuing up to the attic space.



UPSTAIRS BATHROOM

3.11 m x 2.17 m

Fitted with a cream bathroom suite comprising a panelled bath with shower mixer taps, a low-level W.C., and a wash hand basin. The room features an artex ceiling, emulsion and half-tiled walls, and easy-to-maintain laminate flooring. A radiator provides warmth, and a built-in storage cupboard with louvre doors offers practical storage space. A uPVC window to the rear with frosted glass allows natural light while maintaining privacy.



BEDROOM 1

4.90 m x 2.96 m

A bright and spacious double bedroom featuring an artex ceiling and emulsion-finished walls. The room is carpeted throughout and benefits from a radiator and multiple power points. Two uPVC windows to the front aspect provide excellent natural light.



BEDROOM 2

3.25 m x 2.82 m

A comfortable double bedroom with an artex ceiling and emulsion walls. The room is finished with carpeted flooring, a radiator, and multiple power points. A uPVC window to the side aspect allows for natural light.



BEDROOM 3

4.03 m x 2.40 m

A well-proportioned third bedroom featuring an artex ceiling, emulsion walls, and carpeted flooring. The room includes a radiator and power points, with a uPVC window to the rear aspect offering natural light.



ATTIC SPACE

A versatile attic room featuring emulsion walls and ceiling, with carpeted flooring for comfort. The space includes power points and handy under-eave storage. A Velux window to the front floods the room with natural light, making it an ideal additional living or storage area.



EXTERIOR FRONT

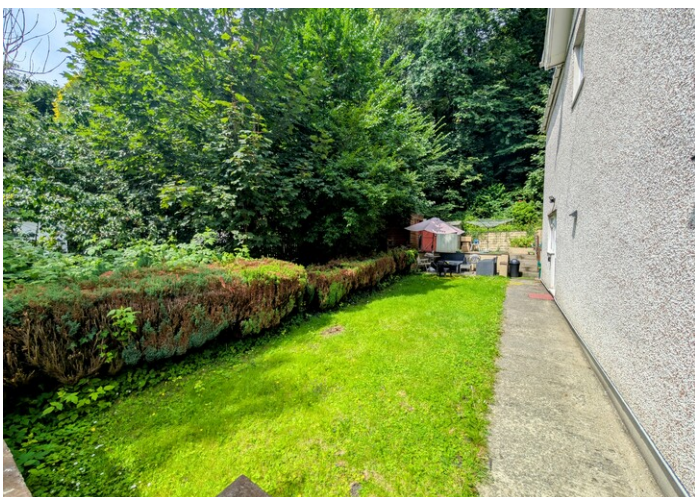
Front - a spacious driveway provides parking for up to four vehicles. The garden features a well-maintained lawn area, a patio space, and decorative stone accents. A charming bench offers a lovely spot to sit and enjoy the outdoors. Additionally, there is a convenient electric socket at the front, perfect for outdoor equipment or lighting.

EXTERIOR SIDE

A pathway to the side provides easy access to the rear garden, where a lawn area flows seamlessly into a patio section—perfect for a table and chairs. A tranquil stream runs along the side, offering a peaceful spot to sit and relax while enjoying the soothing sounds of flowing water. Steps lead up to a further patio area at the rear, ideal for outdoor entertaining or quiet reflection.

EXTERIOR REAR

The rear garden features a further patio area complete with storage sheds and raised planting beds, all surrounded by mature woodland, creating a private and serene setting. External electric sockets and an outdoor tap provide practical convenience for gardening and outdoor activities.





EPC

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.

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