



**Glenboi, Mountain Ash, CF45 3DG**

**FOR SALE**  
**£325,000**



- **4 BEDROOM DETACHED**
- **SPACIOUS LIVING ACCOMODATION**
- **OFF ROAD PARKING FOR 4 VEHICLES**





## **Property Description**

T Samuel Estate agents proudly presents this luxurious, modern 4 bedroom detached property with integral garage and spacious driveway. Situated a short walk from the train station in Glenboi, Mountain Ash.

Stepping inside, the ground floor boasts a vast open-plan lounge, dining, and kitchen area. This space is designed for both comfort and entertaining, with high-end finishes, including an expansive kitchen, sleek cabinetry, and state-of-the-art appliances. Bi-fold doors span the rear wall, seamlessly connecting the indoor living space to the expansive garden. The garden is a masterpiece, with manicured lawns, large patio area, along with hot tub area perfect for relaxation while taking in the serene valley views.

The ground floor also includes a convenient W/C and a second lounge room, perfect for cosy family movie nights. This room features a ceiling-mounted projector and a large screen, creating a cinema-like experience right at home.

Upstairs, you'll find four generously sized double bedrooms, each offering ample storage and large windows that maximize the views. The modern family bathroom is a sanctuary, featuring luxurious marble porcelain tiles, black fixtures, and a deep soaking tub.

The house also has an attic conversion, currently utilized as a fifth bedroom. This versatile space could easily serve as a guest room, home office, or playroom, depending on your needs.

It really is the perfect family home and exudes luxury. Don't miss the chance to call this gem your home!

Property comprises:

Porch, spacious kitchen diner living room, second reception. Ground floor WC and integral garage. To the first floor there is a great size landing which is partly used as an open plan home office. 4 double bedrooms and family bathroom. Attic space. Complete with front garden with off road parking for 4 vehicles and rear tiered rear garden.

Main bus route and train station on your doorstep.

Walking distance to Mountain Ash town centre with it's shops, health centre, hospital and a further train station. Both primary and secondary schools close by.

### **Porch**

1.57 m x 1.02 m

Entrance to the property is via Upvc door. Smooth emulsion ceiling and tile effect wall papered walls. Ceramic tiled flooring. Door leading to lounge/kitchen diner.

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### **Kitchen/Diner**

10.89 m x 3.75 m

An impressive room which really is the heart of the home. The spacious layout and stylish herringbone style laminate flooring, modern white gloss base and wall units with integrated appliances make it a stunning space. Attractive laminate complimentary worktops. Composite sink unit and drainer. Plumbing for no less than 2 washing machine, perfect for a big family !!The bi fold doors leading to the garden brings in so much natural light and create a seamless indoor-outdoor feel. It really is the perfect blend of functionality and elegance.

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### **Living area**

4.91 m x 4.12 m

The lounge area of the kitchen diner is the ultimate relaxation spot after a long day's work. The modern electric fire adds a cosy touch, and the size of the wall-mounted tv hints at the room's spaciousness. Herringbone style laminate flooring and smooth emulsion ceilings and walls gives the space a sleek and inviting feel. Upvc bay window to the front. Radiator. Power points.

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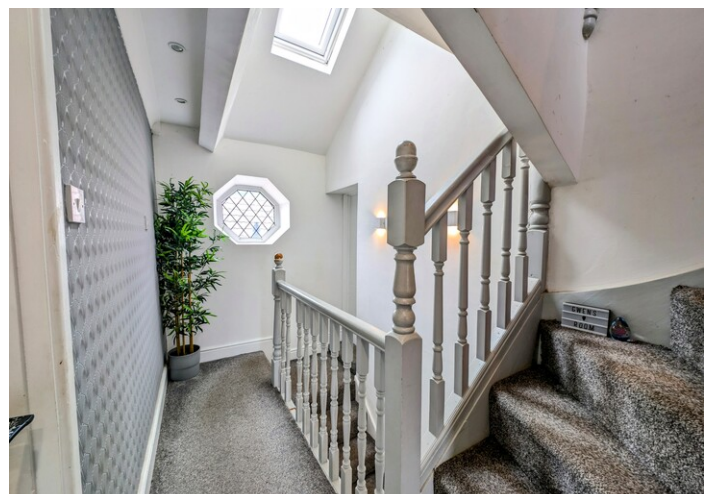


### **Cinema room/second reception**

3.79 m x 3.16 m

The second reception room currently serving as a cinema room, is a cosy retreat! The space offers ample room for sofas, perfect for movie nights. Smooth emulsion ceilings and walls, along with carpets laid. It provides a comfortable and inviting atmosphere. Upvc bay window to the front. Radiator. Power points.

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### **Integral garage**

5.99 m x 2.99 m

Spacious garage/store room. Access from inside the property or through roller shutter door.

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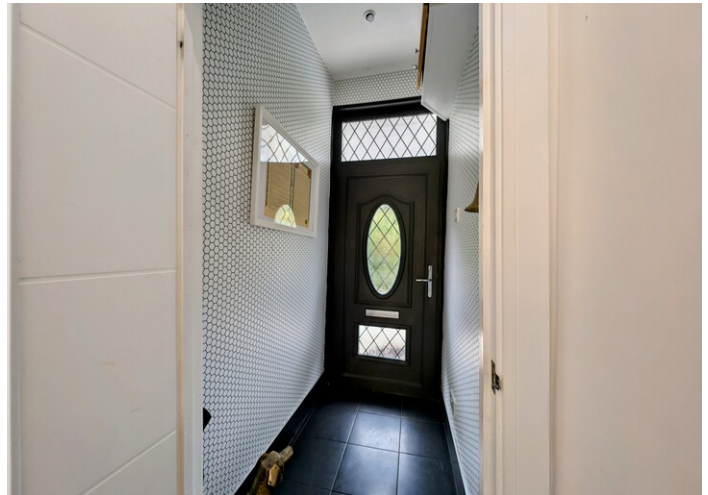


### **Ground floor WC**

1.76 m x 1.09 m

Conveniently located just off the kitchen. White Wc with push button flush and wash hand basin. Smooth emulsion ceiling and walls. Ceramic tiled floor. Matt black heated towel rail. Upvc window to the rear.

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### **Landing**

7.72 m x 1.72 m

The property has a cool landing that connects to all 4 bedrooms and family bathroom. Staircase leading to the attic room. Plus there's a designated area that currently used as a home office. The dual aspect with attractive hexagon window adds lots of natural light along with the Upvc window opposite. Smooth emulsion ceiling with spots. Modern wall papered walls and carpet laid.

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### **Bedroom 1**

3.11 m x 3.21 m

Double bedroom with smooth emulsion ceiling and walls. Upvc windows to the front. Radiator. Power points. Built in wardrobes. Laminate flooring.

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### **Bedroom 2**

3.48 m x 3.08 m

Double bedroom with smooth emulsion ceiling and walls. Wall papered feature wall. Upvc window to the front. Radiator. Power points. Carpets laid.

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### **Bedroom 3**

3.81 m x 3.37 m

Double bedroom with smooth emulsion ceiling and walls. Upvc windows to the rear with lovely views of the garden. Radiator. Power points. Laminate flooring.

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### **Bedroom 4**

3.44 m x 2.57 m

Double bedroom with smooth emulsion ceiling and walls. Upvc windows to the rear with lovely views of the garden. Radiator. Power points. Laminate flooring. Fitted wardrobes

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### **Family bathroom**

3.31 m x 1.75 m

This family bathroom has an italian style and is luxurious. The walls and floors adorned with porcelain creates an elegant ambience. With a bath tub featuring a rain shower, a double sink unit with vanity, and wc with push button flush, this space blends functionally with sophistication. Upvc window to the rear. Matt black heated towel rail. Perfect for relaxation and pampering.

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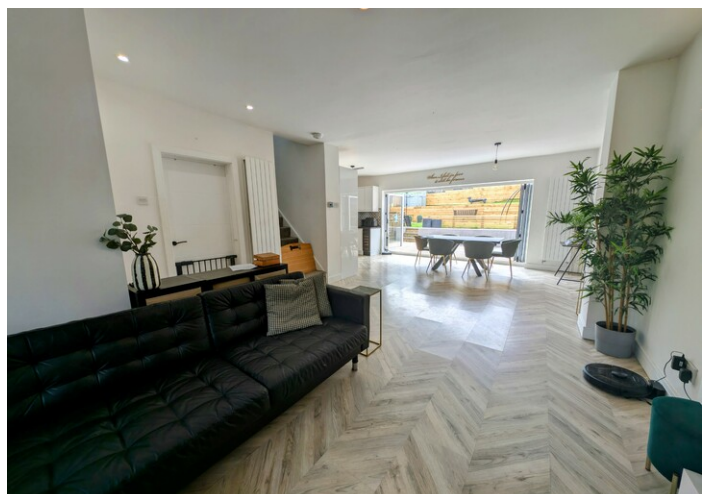


### **Attic space**

5.51 m x 3.90 m

This room is super roomy with smooth emulsion ceilings and walls. It features a Upvc window to the rear and 2 Velux windows, making it a versatile space with storage option. Power points. Radiator.

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## **Front garden**

Entrance to the property is through a stylish horizontal slat and metal frame gate. A gravel driveway provides off road parking for upto 4 vehicles , surrounded by mature shrubs and hedgerow. Steps lead up to the front door, and there's an integral garage with roller shutter door for added convenience. Side access to the rear garden.

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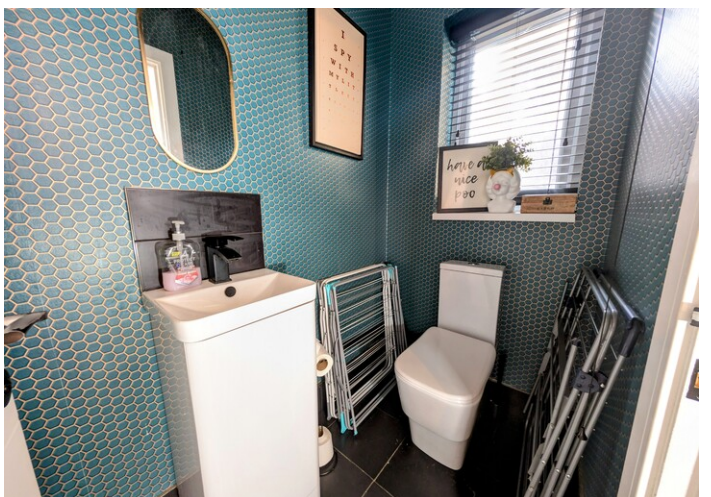
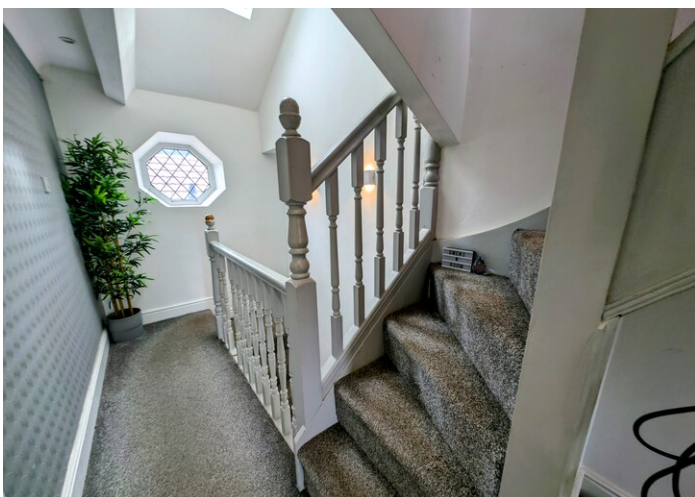


## **Rear garden**

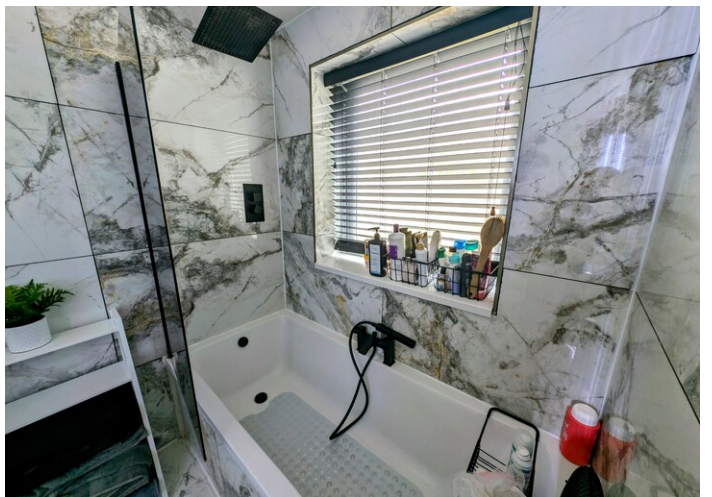
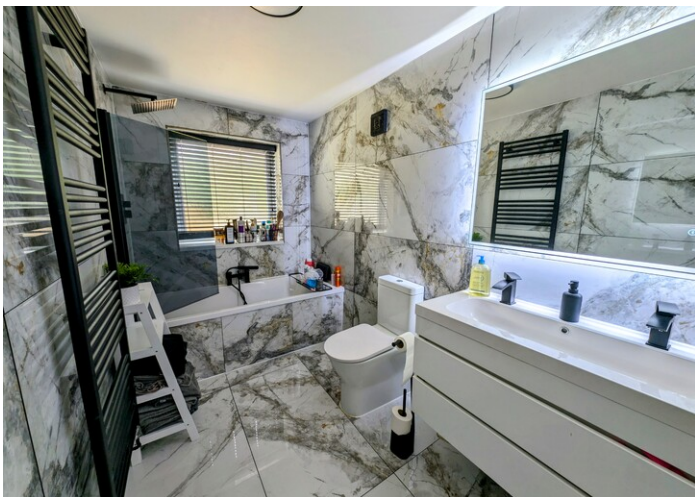
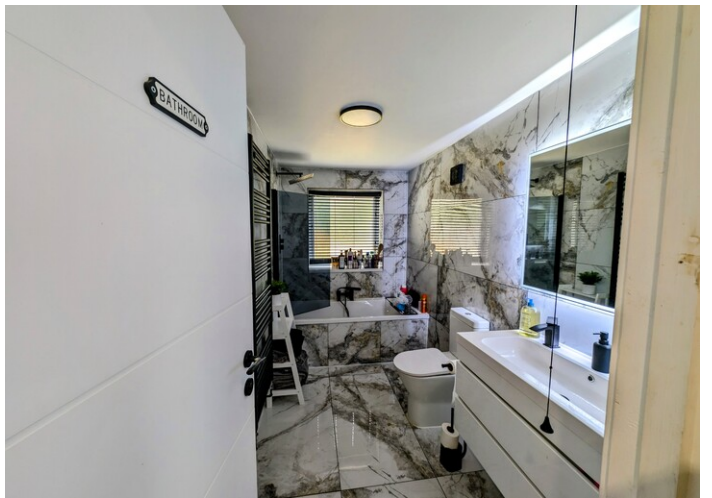
The rear tiered garden is a true gem! Featuring a spacious patio area right outside the bi folds, a summer house with a jacuzzi for ultimate relaxation, steps leading up to another patio area with artificial grass laid and charming wooden plank retainer walls. There is a further tier which is great for the children to play!! The 6 ft close boarded fences serves as a boundary and is private. This completes the picturesque outdoor sanctuary for unwinding and enjoying the outdoors.

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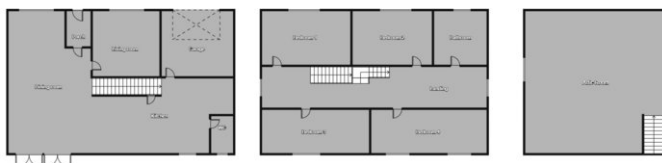




## EPC

| 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>                            | 63      |           |
| (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.

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