



**Allen Street, Ceagarw,
Mountain Ash**

FOR SALE
£195,000



- **3 BEDROOM SEMI DETACHED**
- **ATTIC ROOM**
- **SOUGHT AFTER LOCATION**



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Property Description

T Samuel Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached property, located on Allen Street, Caegarw, Mountain Ash.

Positioned at the top of a quiet residential street, the home enjoys elevated views over the town and surrounding mountainside. The property features an attractive stone front boundary wall with wrought iron railings and pedestrian gated access leading to the front entrance.

Internally, the accommodation includes an entrance hallway, a spacious lounge diner with a feature marble fireplace housing a gas inset fire, and a generous kitchen diner with space for family dining. To the rear, there is a sunny garden ideal for relaxing or entertaining.

Upstairs, the first floor offers three bedrooms and a family bathroom. A further attic room provides excellent additional space and benefits from a Velux window offering far-reaching views.

The property is ideally located within easy reach of both primary and secondary schools, the town centre with a range of national and independent retailers, a health centre, and Mountain Ash train station, now part of the new Metro system. There is also excellent access to the A470 and Heads of the Valleys link road, making it convenient for commuters.

This is a fantastic opportunity to acquire a charming and spacious home in a peaceful setting with excellent local amenities. Contact T Samuel Estate Agents today to arrange your viewing.

No onward chain

Entrance hall

3.82 m x 1.40 m

Entrance to the property is via a painted timber front door, sympathetically styled to complement the character and age of the home. The entrance hallway features a smooth emulsion ceiling, wallpapered walls, and ceramic tiled flooring. A radiator provides warmth, and the space opens through to the lounge and dining area, with a staircase leading to the first floor



Lounge diner

6.38 m x 3.76 m

This delightful reception room offers a welcoming and versatile space, ideal for both relaxing and entertaining. The room is finished with a smooth emulsion ceiling and tastefully wallpapered walls, complemented by attractive exposed wooden floorboards that add warmth and character.

A large uPVC bay window to the front allows for plenty of natural light, creating a bright and airy atmosphere, while a radiator ensures comfort throughout the seasons. Multiple power points are conveniently positioned throughout the room, and there is useful under-stairs storage providing practical space for household items.

The focal point of the room is the elegant marble fireplace with a gas fire inset, adding both charm and functionality. With generous proportions, the room easily accommodates both lounge and dining furniture. A door at the rear of the room leads through to the kitchen diner, making it ideal for modern family living.



Kitchen diner

4.73 m x 2.37 m

The kitchen is a cosy and functional space, fitted with a range of matching base and wall units, finished with blue speckled worktops that provide ample preparation space. An integrated fan oven and four-zone hob are set beneath a stainless steel extractor fan, offering both style and practicality for everyday cooking.

There is space for an upright fridge freezer, along with plumbing for a washing machine. A built-in storage cupboard adds extra convenience for pantry items or household essentials. The room benefits from a uPVC window to the rear, allowing natural light to brighten the space. A radiator ensures year-round comfort, and multiple power points are thoughtfully placed for small appliances. There is also room for a breakfast table and chairs, making it a perfect spot for casual dining. The kitchen features a smooth emulsion ceiling with inset spotlights and smooth emulsion walls, complemented by a dark wood-effect floor that adds warmth and contrast. Door to rear garden.



Bedroom 1

2.96 m x 2.60 m

This generously sized double bedroom offers a warm and inviting atmosphere, perfect for creating a restful retreat. The room features coordinated wallpaper on both the ceiling and walls, adding a touch of traditional charm and character. A plush fitted carpet enhances comfort underfoot, while a radiator ensures a cosy environment throughout the year.

Ample power points are positioned around the room for convenience, and bespoke fitted wardrobes provide stylish and practical storage, seamlessly integrated to maximise space while maintaining a clean and elegant look.

A step down leads to the adjoining dressing room, offering a private and functional extension to the bedroom — ideal for additional storage, a vanity area, or even a quiet reading nook. This thoughtfully designed space combines comfort, style, and practicality, making it a standout feature of the home.



Bedroom 2

3.48 m x 2.71 m

Another spacious double bedroom, beautifully presented with a smooth emulsion ceiling and walls, offering a clean and contemporary finish. A soft, neutral-toned carpet has been laid, adding warmth and comfort underfoot, while the room remains bright and airy thanks to a large uPVC window to the front, which allows for plenty of natural light.

A radiator provides efficient heating, and multiple power points are conveniently positioned for everyday use. The room also benefits from a set of fitted wardrobes, offering ample storage space without compromising the overall layout. This well-proportioned bedroom is ideal as a master, guest room, or comfortable space for a growing family



Bedroom 3

The third bedroom is a versatile space, ideal for use as a single bedroom, home office, study, or nursery. The room features a wallpapered ceiling paired with smooth emulsion walls, creating a balanced and inviting finish.

A uPVC window to the front allows for natural light to fill the room, enhancing its bright and welcoming feel. Additional features include a radiator for comfort, as well as power points for convenient connectivity. Compact yet functional, this room offers excellent flexibility to suit a variety of lifestyle needs. Carpets laid.

Shower room

This beautifully appointed and recently fitted shower room offers a modern and stylish finish throughout. The suite comprises a contemporary freestanding double shower, a sleek wash hand basin with vanity unit, and a low-level WC. Feature wall tiling adds a touch of elegance, perfectly complemented by a smooth emulsion ceiling, creating a bright and polished space. The flooring is laid with high-quality ceramic tiles, and designer radiator add a modern touch. A uPVC window to the rear allows for natural light and ventilation, completing this impressive and well-designed first floor shower room.

Attic room

A fantastic addition to the property is the attic conversion, offering a versatile and private space. Accessed via a pine staircase, this upper-level room blends practicality with charm.

The space is finished to a high standard, featuring a smooth emulsion ceiling and walls that create a bright, clean aesthetic. A soft carpet has been laid for comfort, while a wall-mounted electric heater ensures warmth and usability all year round. Multiple power points are available, making the room suitable for a range of purposes.

A standout feature is the Velux window, which floods the room with natural light and provides truly stunning, elevated views over the town and the surrounding mountainside — a perfect vantage point to enjoy the scenery in all seasons. This attic room adds so much appeal to the property.

Garden

The rear garden can be conveniently accessed either from the front of the property via a gated side path or directly through the stable-style door leading from the kitchen diner. This thoughtfully designed outdoor space offers a peaceful retreat with a truly impressive outlook.

Steps lead up to a raised, paved patio area—perfect for outdoor seating, al fresco dining, or simply relaxing while taking in the spectacular views over the town and surrounding mountainside.

The garden enjoys a sunny aspect, making it an ideal spot to enjoy warm afternoons and evening sunsets.

A charming stone wall forms the rear boundary, adding character and a sense of privacy to the space. Whether you're entertaining guests or enjoying a quiet moment, this low-maintenance yet attractive garden is a wonderful extension of the home, offering both practicality and stunning scenery.







EPC

FLOORPLAN



Misdescriptions Act 1991

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