



**The Triangle, Caegarw,  
Mountain Ash. CF45 4BA**

**FOR SALE**  
**£140,000**



- **THREE BEDROOMS**
- **POPULAR LOCATION**
- **VACANT WITH NO ONWARD CHAIN**



**3**



**1**



**1**





## **Property Description**

This three-bedroom mid-terraced home is located in the well-established and sought-after area of Caegarw. It offers a practical and comfortable layout, suitable for families and those seeking convenient access to local amenities and transport links.

The ground floor provides a welcoming entrance leading to a spacious lounge and a fitted kitchen with ample storage and workspace, along with a downstairs bathroom. Upstairs, there are three bedrooms and additional storage options, including attic access.

Outside, the rear garden is tiered with decking and artificial lawn, offering a low-maintenance space for outdoor living. A large block-built shed provides useful additional storage.

Situated close to primary and secondary schools, local sports and play fields, and an outdoor bowls centre which also serves food, this home caters well to family life. Mountain Ash village, with its shops, GP surgery, and train station, is within easy walking distance, adding to the convenience.

For commuters, the A470 is just a short drive away, providing quick and straightforward access to the surrounding towns and cities.

The property is offered with vacant possession and no onward chain, making it an appealing option for a smooth and timely sale.

## **HALLWAY**

Step through a solid hardwood front door into a practical entrance hallway. The space features easy-care laminate flooring and emulsion walls and ceiling. A radiator with a decorative cover adds a touch of character. You'll also find the electric meter and fuse board neatly housed here. Stairs lead to the first floor, and a glazed oak door opens into the lounge, letting in natural light and adding a warm, modern touch.

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## **LOUNGE**

6.44 m x 3.57 m

A good-sized lounge with laminate flooring and emulsion-painted walls and ceiling, complemented by one wallpapered feature wall. There are two radiators, one with a decorative cover, offering both warmth and style. A uPVC window to the front lets in natural light, and an oak glazed door leads through to the kitchen. Multiple power points provide flexibility for furniture arrangement and electronics.

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## **KITCHEN**

4.35 m x 3.00 m

Fitted with a range of dark grey wood-effect base and wall units, including a larder cupboard and built-in wine racks, the kitchen offers practical storage with a contemporary look. The work surfaces complement the units, and a dark-coloured sink with drainer sits beneath a side window. A five-burner hob, oven, and extractor hood are all fitted. The space is plumbed for an automatic washing machine and includes an understairs storage cupboard for added convenience. The floor is tiled, with emulsion-painted walls and ceiling. A radiator with a decorative cover and multiple power points are also present. A uPVC door with side window opens to the rear, and there is internal access to the downstairs bathroom.

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## **DOWNSTAIRS BATHROOM**

2.48 m x 1.79 m

Fitted with a white three-piece suite, the bathroom includes a freestanding slipper bath, WC, and wash hand basin. The walls and floor are fully tiled for a clean, practical finish, while the ceiling is painted in emulsion. A vertical radiator provides warmth, and a frosted uPVC window to the side allows for natural light while maintaining privacy.

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## **LANDING**

The landing features emulsion-painted walls and ceiling, with carpeted flooring underfoot. Doors lead to all three bedrooms, and there is access to the attic.

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## **BEDROOM 1**

4.10 m x 3.34 m

This main bedroom features emulsion-painted walls and ceiling with laminate flooring. There's a radiator for heating and multiple power points. Measurements are taken to the fitted wardrobes, which offer generous storage behind double doors leading to two built-in wardrobe spaces.

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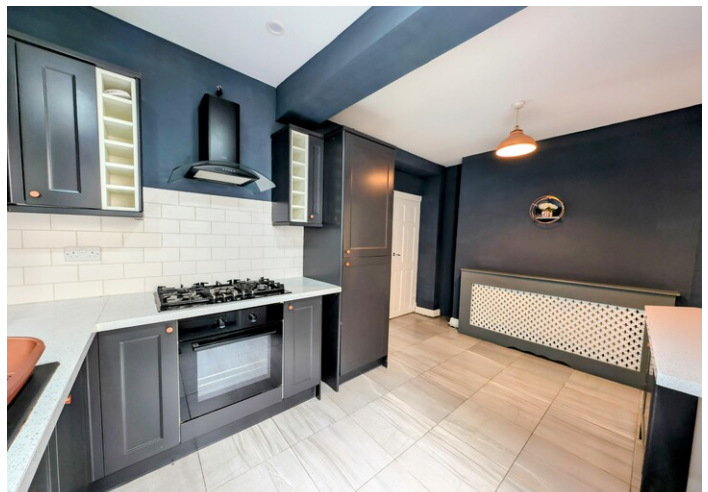


## **BEDROOM 2**

3.02 m x 2.92 m

A second well-proportioned room with emulsion-painted walls and ceiling, and laminate flooring. The room includes a radiator, power points, and built-in storage behind double wardrobe doors. A uPVC window overlooks the rear of the property, bringing in natural light.

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### **BEDROOM 3**

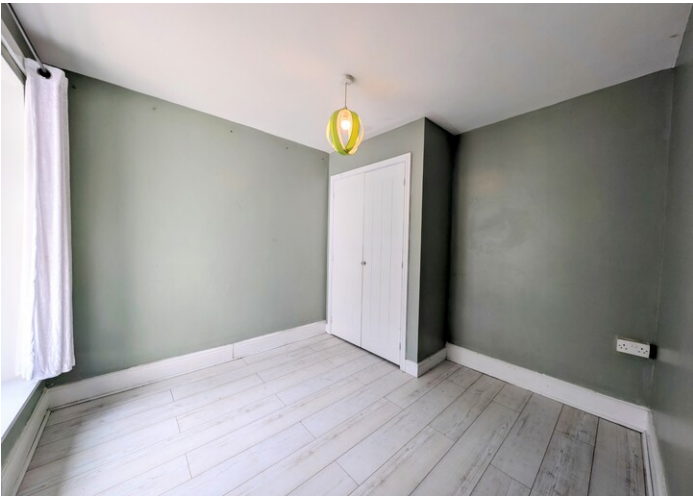
3.05 m x 2.69 m

This bedroom features emulsion-painted walls and ceiling with laminate flooring. A radiator and power points are included, and double doors open to a built-in storage cupboard which also houses the combi boiler. A uPVC window to the rear provides natural light.

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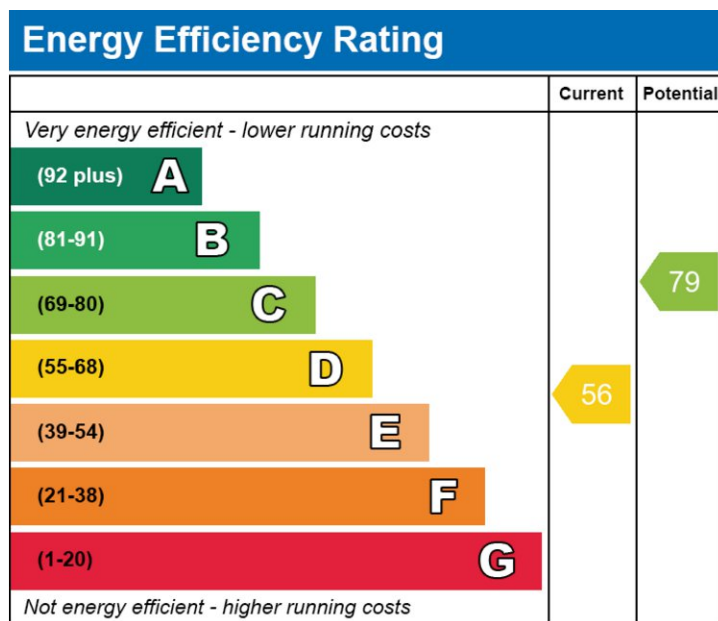








## EPC



## 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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