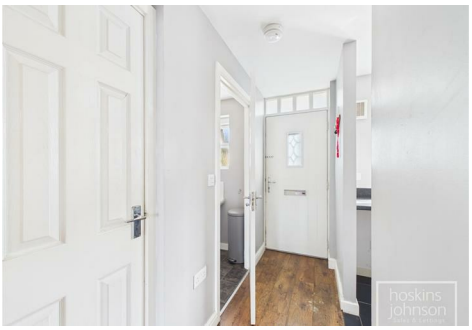
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51 Maes Y Ffynnon, Mountain Ash, CF45 4AZ

Offers Over £130,000

Located on this modern development, Maes Y Ffynnon, Abercynon, is a modern mid-terrace house presenting an excellent opportunity for those seeking a comfortable home in a popular development. The property features two spacious double bedrooms, making it ideal for small families or couples. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

Upon entering, you will find a welcoming lounge that boasts French doors, allowing natural light to flood the space and providing a seamless connection to the outdoor area. The kitchen is equipped with an oven and hob, perfect for those who enjoy cooking, while a ground floor WC adds to the practicality of the layout.

The level garden is a delightful feature of this home, offering both a patio and lawn area, ideal for outdoor relaxation or entertaining. Additionally, there is gate access to an allocated parking space, ensuring convenience for residents and visitors alike.

This property is offered with no onward chain, allowing for a smooth transition into your new home. Located just minutes away from local amenities, you will find everything you need within easy reach. While the house may require a little tender loving care, it holds great potential for those looking to personalise their living space. This is a wonderful opportunity to create a home that reflects your style in a lovely community setting.

Entrance Hall




Panelled entrance door, laminated wood flooring, storage cupboard.

Cloaks/WC



WC, wash hand basin, radiator, double glazed window to front.

Kitchen 9'10" x 8'2" (3.01 x 2.51)




Fitted with base and wall cupboards and contrasting work tops and up stands, stainless steel sink unit, gas hob with electric oven and extractor hood above, space for washing machine and fridge/freezer, concealed gas central heating boiler, tiled floor, double glazed window to front.

Lounge 15'1" x 13'1" (4.62 x 3.99)





Double glazed french doors leading into garden, two radiators, laminated wood flooring, staircase to first floor.

First Floor Landing
Attic access.

Bedroom 1 13'0" x 8'1" (3.98 x 2.47)



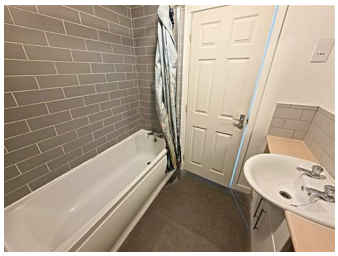

Two double glazed windows to front, radiator.

Bedroom 2 12'11" x 8'5" (3.95 x 2.57)




Double glazed window to rear, radiator, airing cupboard.

Bathroom

White three piece suite comprising panelled bath with shower, wc, wash hand basin, radiator, extractor fan.

Outside

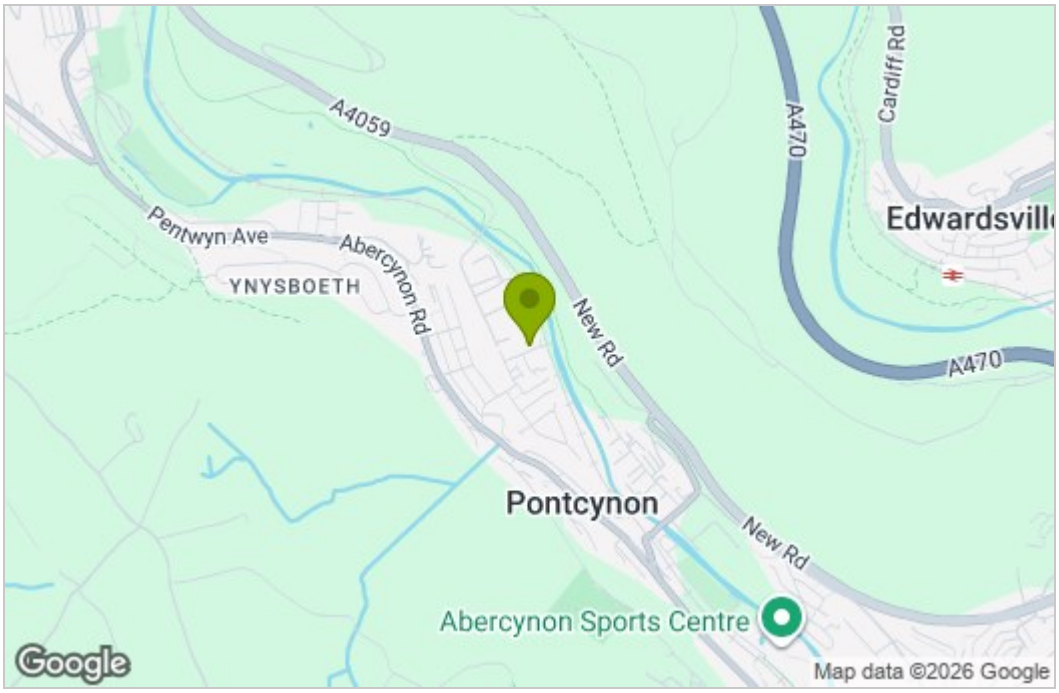


Open plan gravelled front.
Paved and lawned rear garden with gate access to allocated parking space.

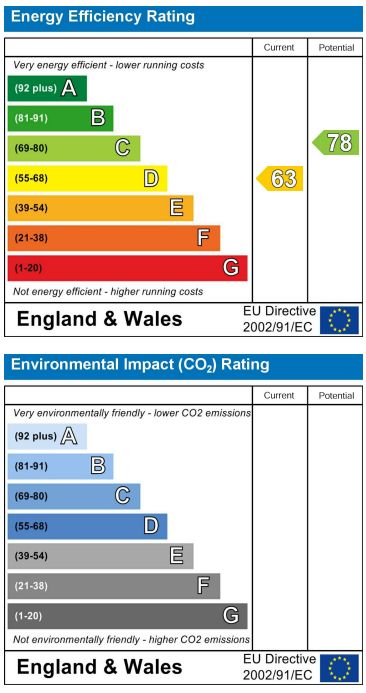
Floor Plan



Area Map



Energy Efficiency Graph



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