



**Cwm Alarch, Mountain Ash.
CF45 3DR**

**FOR SALE
£280,000**



- **3 BEDROOM DETACHED**
- **GARAGE & DRIVEWAY**
- **PICTURESQUE VIEWS**



3



1





Property Description

T Samuel Estate Agents are pleased to bring to the market this attractive three-bedroom detached family home, complete with an integral garage, driveway and generous front and rear gardens. Situated within the popular Cwm Alarch development in Glenboi, the property enjoys glorious panoramic views across the surrounding mountainside, offering a peaceful setting while remaining conveniently located for local amenities and transport links.

Ideally positioned for families and commuters alike, the property is within walking distance of the local primary school and just a stone's throw from the nearby railway station, now part of the South Wales Metro network, providing excellent links to Cardiff and the surrounding areas. A range of local shops, leisure facilities and major road connections are also within easy reach.

The accommodation is well proportioned throughout and briefly comprises an entrance porch leading into a welcoming hallway, a spacious lounge/dining room offering plenty of room for both relaxing and entertaining, a fitted kitchen, a practical utility room, and an integral garage. Only last year the whole external walls of the property were finished in new Acrylic Coloured Render, so no further maintenance required !!

To the first floor are three well-sized bedrooms and a modern family shower room.

Externally, the property benefits from a driveway providing off-road parking, an integral garage and enclosed gardens to both the front and rear. The rear garden offers an excellent space for outdoor entertaining or simply relaxing while enjoying the stunning mountain views.

Offering spacious accommodation, a sought-after location and beautiful surrounding scenery, this wonderful detached home is ideal for families, first-time buyers or anyone looking to enjoy village living with excellent transport connections. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Porch

1.67 m x 0.87 m

Hallway

3.50 m x 0.95 m

The welcoming entrance hallway features an artex ceiling with wallpapered walls and laminate flooring. A radiator provides warmth, while a useful understairs storage cupboard offers practical additional storage. Doors lead through to the lounge/dining room and kitchen, with a staircase rising to the first-floor landing.

Lounge Diner

7.37 m x 3.32 m

A spacious and well-proportioned lounge/dining room offering an excellent family living and entertaining space. The room features an artex ceiling with attractive wallpapered feature walls and laminate flooring throughout. A large full-length uPVC window to the front floods the room with natural light while enjoying delightful views of the surrounding mountainside. To the rear, uPVC patio doors provide direct access to the garden, creating a seamless connection between the indoor and outdoor living spaces. The room benefits from a radiator, ample power points, and generous space to comfortably accommodate both lounge and dining furniture.



Kitchen

3.03 m x 2.83 m

The kitchen has been fitted with a modern range of walnut-effect wall and base units, complemented by contrasting work surfaces that provide ample preparation space. The room features an artex ceiling with a combination of smooth emulsion-finished walls and stylish tiled splashbacks. Integrated appliances include an electric fan-assisted oven with a hob and extractor above. There is also designated space for a washing machine and additional under-counter appliances if required. Ceramic tiled flooring adds both practicality and style, while a radiator, ample power points and a uPVC window overlooking the rear garden complete the space. A door leads through to the adjoining utility room.



Utility room

2.67 m x 1.97 m

A practical and convenient utility room fitted with a range of matching wall and base units, providing additional storage and worktop space. There is ample room for a fridge/freezer and further white goods, making this an ideal space for everyday household tasks. The room features an artex ceiling with matching walls and durable ceramic tiled flooring. A uPVC window overlooks the rear garden, while a uPVC door provides direct access outside. An internal door also leads into the integral garage, offering added convenience. The room is further complemented by a radiator and multiple power points.



First Floor Bathroom

2.42 m x 1.68 m

The modern family shower room has been thoughtfully designed and is fitted with a contemporary corner shower enclosure, a low-level WC, and a wash hand basin set within a stylish vanity unit, providing both storage and practicality. The room features an artex ceiling, a uPVC obscure glazed window to the rear allowing for natural light and ventilation, and attractive floor-to-ceiling feature tiling for a sleek, modern finish. Carpet flooring adds warmth and comfort underfoot, while two heated towel rails provide added convenience.



Bedroom 1

3.53 m x 3.38 m

Bedroom One is a generous double bedroom situated to the front of the property, enjoying pleasant views through a large uPVC window. The room features an artex ceiling with smooth emulsion-finished walls and is laid with fitted carpet for added comfort. A full wall of fitted wardrobes provides excellent built-in storage, making the most of the available space. The room is further complemented by a radiator and ample power points.



Bedroom 2

3.25 m x 2.62 m

Bedroom Two is another spacious double bedroom positioned to the rear of the property. The room features an artex ceiling with smooth emulsion-finished walls and benefits from a uPVC window overlooking the rear garden. Fitted carpet provides comfort underfoot, while a full wall of fitted wardrobes offers excellent built-in storage. The room is further complemented by a radiator and ample power points.



Bedroom 3

2.36 m x 2.62 m

Bedroom Three is a well-proportioned single bedroom positioned to the front of the property, enjoying pleasant views through a uPVC window. The room features an artex ceiling with smooth emulsion-finished walls and offers a versatile space, ideal as a child's bedroom, guest room or home office. It is further complemented by a radiator and ample power points.

Outside space

Outside, the property enjoys well-maintained gardens to both the front and rear, providing attractive outdoor spaces for the whole family.

To the front, the garden is laid with mature shrubs and is enclosed by a low brick wall, creating an attractive approach to the property. A driveway provides off-road parking and leads to the integral garage, while a pathway gives access to the front entrance. Gated side access leads conveniently through to the rear garden.

The enclosed rear garden enjoys a sunny aspect and has been thoughtfully designed to make the most of the outdoor space. A generous patio provides the perfect setting for al fresco dining, entertaining guests or simply relaxing during the warmer months. A block-built storage shed, complete with electricity, offers excellent additional storage or workshop potential.

Steps lead up to tiered lawned gardens, creating an attractive and versatile outdoor environment. The upper tier provides ample space for a greenhouse and includes a vegetable patch.

Garage

5.46 m x 2.80 m

The garage is a valuable addition to the property, offering excellent versatility and convenience. It can be accessed directly from inside the house via the utility room or externally through the electric up-and-over garage door.

Whether used for secure vehicle parking, additional storage or as a workshop, the garage provides a practical space to suit a variety of needs. It also benefits from lighting and power points, making it ideal for everyday use. New roof fitted in 2025.







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.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.