



## Troed-Y-Rhiw Road

Mountain Ash, CF45 4BQ

£449,995



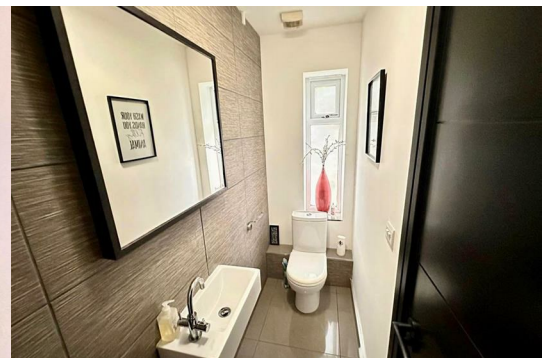
Welcome to Casa Jade, located on Troed-Y-Rhiw Road in the charming town of Mountain Ash, this detached property offers a unique blend of modern living and comfort. Built by a local developer, this property stands out in a private development known for its exceptional standards.

With five spacious bedrooms and three well-appointed bathrooms, this home is perfect for families or those who enjoy hosting guests. The principal bedroom boasts an en suite shower and a walk-in wardrobe, providing a luxurious retreat. The second largest bedroom also features its own en suite, while the remaining bedrooms are generously sized, with one currently serving as a study. The larger than average family bathroom ensures convenience for all.

The heart of the home is the expansive open-plan kitchen diner, which showcases a striking stone partition wall, adding character and style. This contemporary kitchen is designed for entertaining, making it a delightful and unique space for gatherings. The reception room is equally inviting, featuring a freestanding multi-fuel log burner that creates a warm and cosy atmosphere.

Outside, the property offers a well-maintained garden with a patio and artificial grass, perfect for low-maintenance outdoor living. A charming garden room with integrated BBQ facilities enhances the outdoor experience, making it ideal for summer gatherings. The property also benefits from off-road parking via a driveway for two vehicles, and a further gated driveway offering off-road parking for one vehicle for added privacy, and a generous garage currently used as a multifunctional gym and storage space.

This remarkable property in Mountain Ash is a rare find, combining modern amenities with a welcoming atmosphere, making it an ideal choice for those seeking a stylish and comfortable home.



### Entrance Hall

Solid oak door. Underfloor heating. Fixed double glazed window to side.

### Ground Floor W/C

UPVC double glazed window to side. Underfloor heating. W/C and handwash basin.

### Fitted Kitchen/Diner 19'03 x 17'07 max x 10'00 min (5.87m x 5.36m max x 3.05m min)

UPVC double glazed window to front and side. UPVC patio doors to rear. Tiled floor with underfloor heating. Integrated dishwasher, oven, microwave and fridge freezer. Kitchen island with gas hob and extractor fan. Granite kitchen worktops.

### Living Room 18'08 x 15'04 (5.69m x 4.67m )

UPVC double glazed windows to rear. Fixed double glazed window to side. Multifuel log burner. Stone petition wall.

### Utility Room

Wall mounted unit with provisions for washing machine and tumble dryer.

### Garage

UPVC double glazed window to side. Electric garage door.

### Landing

UPVC double glazed window to front and fixed double glazed window to side.

### Family Bathroom

UPVC double glazed window to rear. Freestanding bath. Walk-in shower. Vanity unit with handwash basin. Heated towel rail.

### Bedroom 1 18'05 x 14'07 max x 12'05 min (5.61m x 4.45m max x 3.78m min)

UPVC double glazed window to front and side. Radiator.

### En Suite

Skylight to side. Walk-in shower. Heated towel rail. Vanity handwash basin.

### Walk-in wardrobe

### Bedroom 2 12'00 x 11'09 (3.66m x 3.58m )

UPVC double glazed window to rear. Radiator.

### Bedroom 3 14'04 x 11'04 (4.37m x 3.45m)

UPVC double glazed window to rear. Radiator.

### Bedroom 4 12'04 x 6'05 (3.76m x 1.96m)

Skylight to rear. Radiator.

### Bedroom 5 12'11" x 23'9" max 16'11" min (3.96m x 7.24m max 5.18m min)

Double skylight to rear.

### En Suite

Skylight to front. Shower. W/C. Heated towel rail. Handwash basin.

### Garden

Garage with electric door. Driveway to front. Gated off-road parking to side. Outside electric car charging point. Patio and artificial grass. Garden room with bi-folding doors. Garden storage provision.

### Disclaimer

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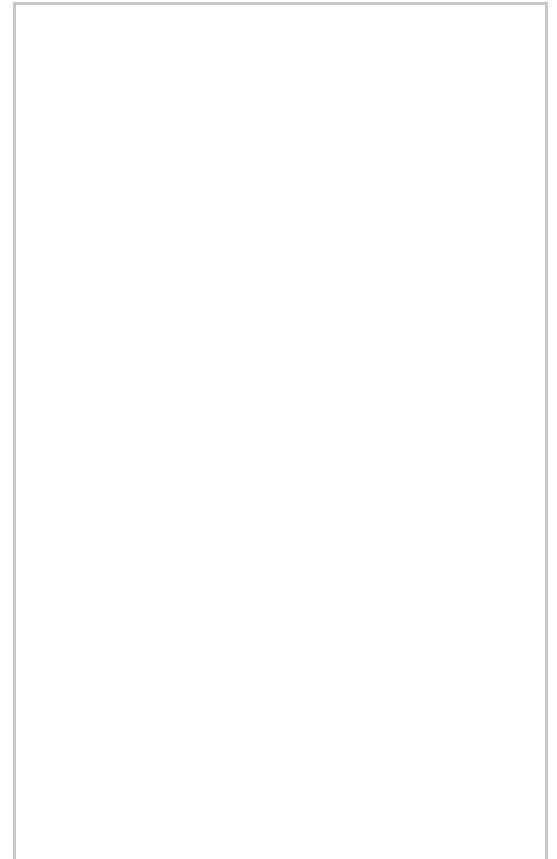
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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