



5 bed detached house to buy in

Clarence Street, Mountain Ash, Rhondda
Cynon Taf, CF45 3BD

£245,000 Starting Bid

 x 5  x 3  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating A

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are excited to bring to the market this substantial and individually designed 5 double bedroom detached home on Clarence Street, Mountain Ash.

Occupying an elevated position with far-reaching panoramic views across the surrounding mountains and valley, this impressive home offers an exceptional amount of versatile living space, making it perfect for growing families, multi-generational living or those simply looking for generous proportions throughout. With 2 en-suite bedrooms, a large rear garden, integral garage and ample off-road parking, this is a property that offers both space and flexibility in abundance.

The striking entrance immediately sets the tone, with its dramatic vaulted hallway creating a wonderful first impression. The spacious living room is light, welcoming and ideal for relaxing, while the excellent-sized kitchen diner enjoys beautiful views over the rear garden and provides the perfect social space for everyday family life and entertaining alike. A separate utility room, downstairs cloakroom and large ground floor double bedroom with en-suite complete the accommodation on this floor, offering an ideal guest suite or independent space for a family member.

Upstairs, the sense of space continues with 4 further generous double bedrooms. The bedrooms are all excellent sizes and are served by a spacious family bathroom, ensuring there is room for even the largest of families.

To the rear lies a very generous garden, offering huge potential to create a truly outstanding outdoor space, all whilst enjoying stunning uninterrupted views across the valley and surrounding countryside that provide a spectacular backdrop throughout the year.

A unique opportunity to acquire an exceptionally spacious detached family home with outstanding views, versatile accommodation and enormous potential.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Detached House

Parking: Driveway

Year built: 2021

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

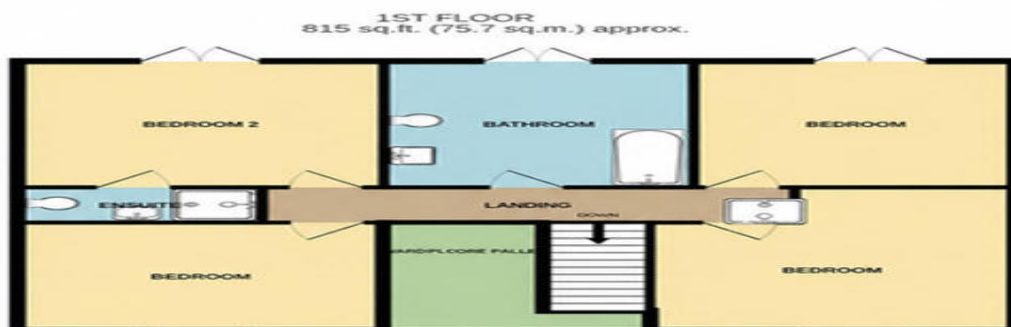
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



TOTAL FLOOR AREA: 1736 sq.ft. (161.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	93	94
(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, Scotland & Wales	EU Directive 2002/91/EC	

Clarence Street, Mountain Ash, Rhondda Cynon Taf, CF45 3BD

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

