FOR SALE

£300,000 Freehold



Raintree House, Argyle Street, Abercynon, Mountain Ash, Mid Glamorgan. CF45 4TY

- No Onward Chain
- Four Bedrooms
- Ideal Modernisation Project
- Off Street Parking
- Two Conservatories
- Wraparound Garden
- Quiet Location
- Guest WC
- Hot Tub
- Easy access to A470 to Cardiff (0.7 miles/3 min drive)

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk





PROPERTY DESCRIPTION

An individually built, detached four-bedroom family home offering incredible potential and blank-canvas versatility. Offered with the distinct advantage of no onward chain, this spacious property is a golden opportunity for buyers looking to modernise a substantial home to their exact taste and specification.

Rarely do properties of this size and individuality come to the market with no onward chain. If you are looking for a project to sink your teeth into, or a sprawling layout to customise into your dream forever home, the property stands ready to reward your vision.

Step inside an expansive, versatile ground-floor layout designed for modern family living. This unique detached home boasts an impressive array of spaces to customise, including an expansive living areas, a generous 21'4" lounge alongside an open-plan kitchen and dining area. Perfect for family gatherings and entertaining. Dual Conservatories: Not one, but two conservatories that flood the ground floor with natural light and offer seamless access to the outdoors. Plus the added convenience of a Guest WC, ideal for visiting friends and family alike. The first floor hosts four well-proportioned bedrooms and a family bathroom, giving everyone in the household their own private retreat. A double-gated, block-paved driveway provides ample off-road parking, while the generous wraparound gardens offer an ideal canvas for landscaping, outdoor dining, or play.

Imagine the lifestyle this property unlocks. Nestled in a well-connected valley setting, you get the absolute best of both worlds: a peaceful retreat surrounded by beautiful countryside, with essential infrastructure right on your doorstep. • Excellent Commuter Links: Commuting is effortless. The property is ideally positioned for quick access to the A470 dual carriageway, providing a direct and fast link south to Pontypridd and Cardiff, or north to Merthyr Tydfil. Furthermore, Abercynon railway station (and nearby Mountain Ash station) offers regular, direct train services straight into the heart of Cardiff Central. • Superb Local Education: An ideal base for families, the property sits within easy reach of reputable local schools, including Ysgol Gynradd Gymraeg Abercynon for Welsh-medium primary education and Abercynon Community Primary School.

Opportunities to acquire an individually built detached home with this much footprint and upside potential are few and far between. With no chain to slow you down, you could be picking up the keys sooner than you think! Contact our sales team today to arrange your internal viewing and start planning your dream transformation.





ROOM DESCRIPTIONS

Living Room
6.53m x 3.94m (21' 5" x 12' 11") A large and bright room to the front of the property, with fireplace to far side and doorways to Kitchen/Diner and Hallway. Carpets. Power points. Ceiling light. Radiator.

Kitchen/Diner
6.55m x 3.32m (21' 6" x 10' 11") A range of wall and base units. Sink. Large, well lit room encompasses a separate area for dining that leads onto the conservatory. Fluorescent strip light and ceiling light. Power Points. Wood panelled ceiling.

Conservatory One
3.61m x 3.30m (11' 10" x 10' 10") Hexagonal shaped conservatory with views to side of house and door to front garden. Laminate flooring.

Conservatory 2
2.24m x 3.44m (7' 4" x 11' 3") Smaller second conservatory with doors to front and rear gardens. Laminate flooring.

Bedroom One
4.03m x 3.88m (13' 3" x 12' 9") A large double bedroom overlooking the front of the building, Double glazed window. Carpeted. Power Points. Ceiling light. Fitted Wardrobes.

Bedroom Two
3.40m x 3.04m (11' 2" x 10' 0") Carpeted. Double glazed window. Radiator. Power points. Ceiling light

Bedroom Three
3.42m x 2.94m (11' 3" x 9' 8") Bedroom overlooking the front of the property. Carpeted. Ceiling light. Power points.

Bedroom Four
2.77m x 2.49m (9' 1" x 8' 2") Double glazed window overlooking the rear of the property. Carpeted. Ceiling light. Power points. Radiator.

Family Bathroom
2.52m x 1.38m (8' 3" x 4' 6") Aquamarine suite, comprising bath, WC and hand basin. Separate shower cubicle. Walls tiled to match suite. Double glazed window to rear. Ceiling light.





MATERIAL INFORMATION

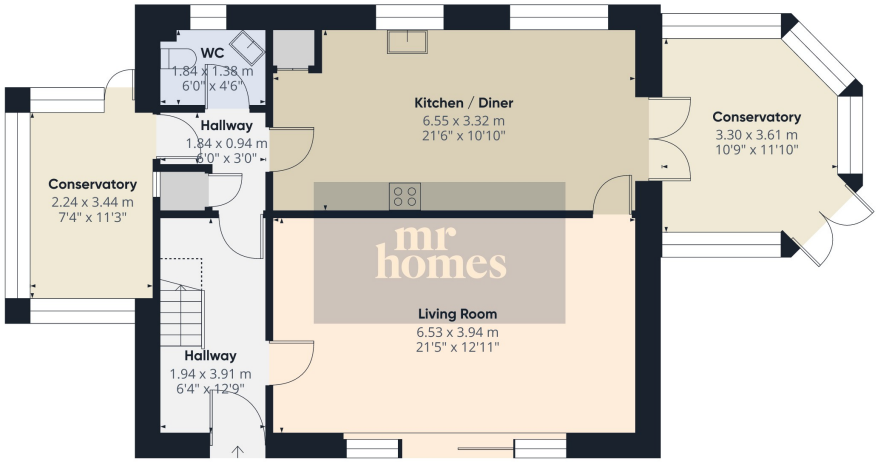
Council Tax: Band D
N/A
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: E (39)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

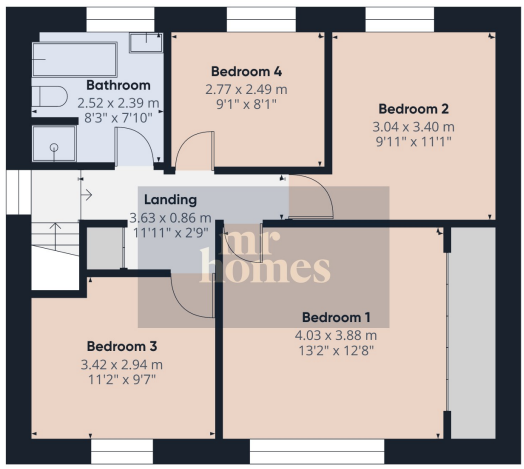




FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area(1)

139.3 m²

1499 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Mr Homes Cardiff

Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555

info@mr-homes.co.uk