



- A traditional natural stone miners cottage
- Good size lounge dining room to front
- Fitted kitchen with door to rear garden
- Ground floor bathroom with shower over bath
- Two decent sized double bedrooms on first floor
- On road parking to front, large sunny garden to rear

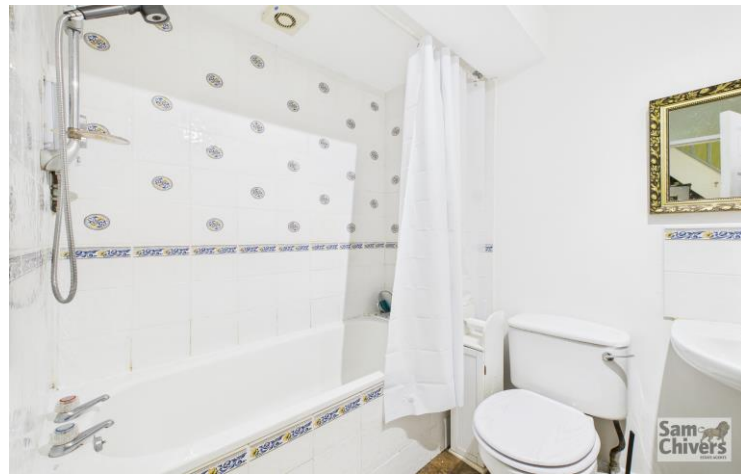


"A traditional miners cottage situated in an elevated position with far reaching views and a large sunny garden".

The accommodation comprises a lounge dining room opening into the kitchen with a range of units and handy shelving, understair recess, door and window to rear. Ground floor bathroom with shower over bath. On the first floor are two decent sized double bedrooms, the front bedroom having valley views. There is gas central heating and double glazing.

Outside to front there is unrestricted on road parking and an enclosed patio garden. To the rear is a shared pedestrian access with steps leading up to a large lawn garden, having mature trees, timber shed and a pleasant sunny aspect.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area⁽¹⁾

528 ft²
49 m²

Balconies and terraces

151 ft²
14 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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