



Mount Pleasant, Merthyr Vale Merthyr Tydfil CF48 4TB

welcome to

Mount Pleasant, Merthyr Vale Merthyr Tydfil

We're delighted to offer for sale this characterful house, with a generous rear garden and an array of tasteful features. A Highly Unique Cottage, Steeped In History And With Breath-Taking Views, Your Dream Home Is Now On The Market!

Reception Room

12' widest x 11' 1" widest (3.66m widest x 3.38m widest)

Via front door, double glazed window to front aspect, radiator, woodburning stove, bespoke fitted shelving, door to rear garden and stairs to first floor

Kitchen

12' widest x 7' widest (3.66m widest x 2.13m widest)

Range of wall and base units, work surfaces, tiled splashback, stainless steel sink and drainer, oven and gas hob with cooker hood over, plumbing for washing machine and space for appliances, tiled flooring, radiator, double glazed window to front aspect

Bedroom One

12' 1" widest x 8' 1" widest (3.68m widest x 2.46m widest)

Double glazed window to front aspect, radiator

Bedroom Two

10' 1" widest x 6' 1" widest (3.07m widest x 1.85m widest)

Double glazed window to front aspect, radiator, period style feature fireplace

Bathroom

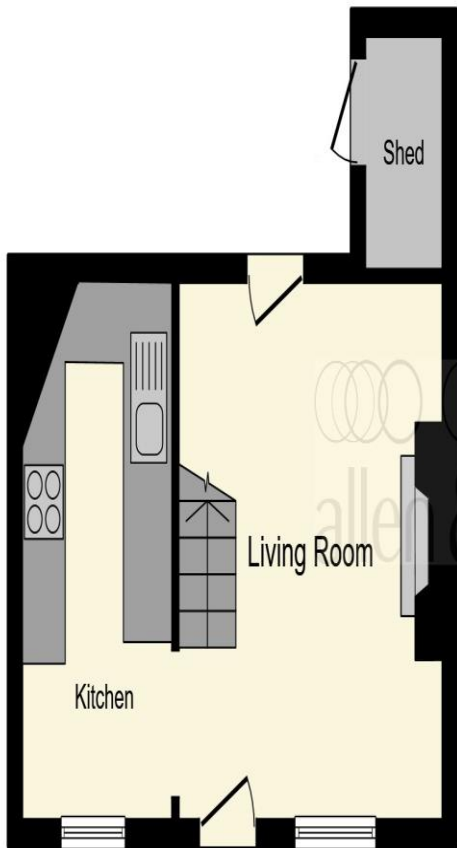
Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Double glazed window to rear aspect and heated towel rail

Front Garden

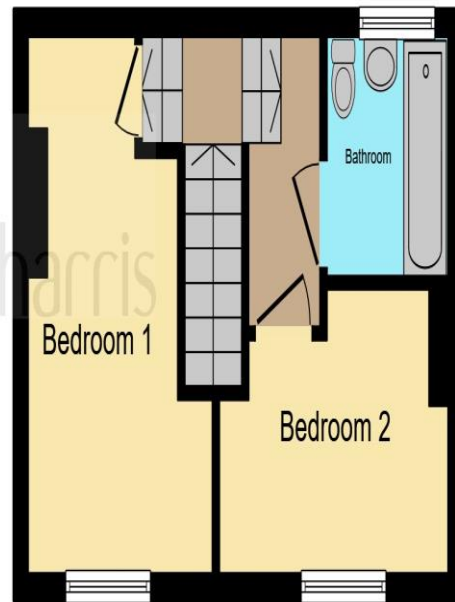
Via steps to road

Rear Garden

Over multiple levels with outstanding countryside views, areas of lawn, mature trees and shrubbery, external storage cupboard



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
**Mount Pleasant,
Merthyr Vale Merthyr Tydfil**

- Terraced Cottage With Breath-Taking Views
- Reception Room And Separate Kitchen
- Two Bedrooms
- First Floor Bathroom With Three Piece Suite
- Elevated Rear Gardens

Tenure: Freehold EPC Rating: D

offers over

£100,000



view this property online allenandharris.co.uk/Property/TBG109950



Property Ref:
TBG109950 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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