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East Lodge
Mill Place
Mountain Ash, Mid
Glamorgan, CF45 4DH

East Lodge

Asking price **£379,995**

A beautifully presented three double bedroom detached Lodge House, with mature enclosed garden plot, situated in a sought after and convenient location.

Traditional, characterful three bedroom Lodge House

Beautifully presented accommodation having undergone full renovation

Underfloor heating throughout ground floor

Open plan Kitchen/Dining/Living room plus separate Lounge

Three double bedrooms, one with en-suite shower room

Family bathroom with free standing bath and separate shower

Mature enclosed garden plot plus off road parking

Viewings highly recommended





A beautifully presented three double bedroom detached Lodge House, with mature enclosed garden plot, situated in a sought after and convenient location.

East Lodge is a fully renovated three double bedroom detached Lodge House to the original Dyffryn House, located in a sought after location within Mountain Ash. This characterful property offers beautifully presented accommodation to a high modern standard.

It briefly comprises: An ENTRANCE HALL, with stairs to first floor and doors off to two

reception rooms. The dual aspect LOUNGE has a bay window to side with window seat, overlooking the side garden and a feature fireplace. The open plan KITCHEN/DINING/LIVING ROOM is the hub of the house. This triple aspect room, with door into the rear garden, has a wood burning stove in the living area. The kitchen offers a range of pale grey base, larder and island units, integrated microwave/oven, induction hob and oven. Within the dining room is a full bank of floor to ceiling units, housing the central heating boiler, space and plumbing for white

goods and storage space. Off the dining room is a CLOAKROOM housing a white two piece suite.

The first floor LANDING gives access to three double bedrooms. BEDROOM ONE is dual aspect and benefits from an EN-SUITE SHOWER ROOM. BEDROOM TWO has a full bank of fitted wardrobes. BEDROOM THREE has a window to rear plus a skylight. The spacious family BATHROOM has a four piece suite including a free standing bath and separate shower cubicle.

Outside the enclosed garden plot is bordered by wrought iron railings, stone walling, picket fencing and mature hedgerow. It offers lawn space and large paved patio areas.

AWAITING FLOORPLANS





Directions

Travel north along the A470 from Cardiff. At the roundabout turn left onto New Road. Continue along this road into and through Mountain Ash. Turn right into Dyffryn Road. At the roundabout turn left. Proceed past the war memorial then turn left onto Mill Place where East Lodge will be indicated by our for sale board.

Tenure

Freehold

Services

Mains water drainage, gas and electricity
Council Tax Band C
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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