



**Dover Street, Mountain Ash.
CF45 3HY**

**FOR SALE
£235,000**



- **GARAGE FOR OFF ROAD PARKING**
- **DETACHED WITH THREE BEDROOMS**
- **OWN A HOME WITH A PIECE OF HISTORY**



3



1



2



Property Description

***** THREE BEDROOMS WITH GARAGE FOR OFF ROAD PARKING *****

This charming detached three storey house with a garage is bursting with history and character. Prepare to be amazed as you discover the hidden gem beneath the garage - a stone and brick built building that once served as a bakery, many many years ago. The icing on the cake ? the original oven is still intact and nestled within the wall, a testament to the rich heritage of this remarkable property.

Step inside and be greeted by a spacious and inviting interior. The ground floor boasts a modern kitchen, perfect for culinary enthusiasts.

As you ascend to the upper floors, you'll find ample space for your family's needs. With three storeys, there's plenty of room for everyone to have their own privacy and relaxation. The bedrooms are generously sized, ensuring comfort and tranquility for a good nights sleep.

Take a leisurely stroll to the nearby town, where you'll find shops, GP surgery and train station.

Local primary school and play/skate park are just a stroll away making this an ideal family location.

CCTV to the front and rear will remain together with security lighting to the side and rear. Security alarm installed.

Don't miss out on the opportunity to own this detached property with a piece of history.

Accommodation: Entrance hall, two reception rooms, basement kitchen and bathroom. Three bedrooms to the 1st floor with a separate w.c.

ENTRANCE HALL

Entrance via a composite front door. Wallpaper walls and ceiling. Luxury vinyl floor tiles. Electric meter and fuse board. Door leading to reception rooms and door leading to stairs to first floor.

RECEPTION ROOM 1

4.04 m x 2.72 m

Emulsion walls and ceiling. Floorboard flooring. Radiator. Power points. Adjoining reception room 2. uPVC window to the front with shutters.

RECEPTION ROOM 2

4.23 m x 3.71 m

Beautiful feature cast iron place. Emulsion ceiling. Wallpapered walls. Floorboard flooring. Radiator. Power points. uPVC window to the rear with amazing views of the surrounding valley. Stairs to basement level.

STAIRS TO BASEMENT LEVEL

Emulsion walls and ceiling. Carpet flooring. uPVC window to the rear.

BASEMENT KITCHEN/DINER

6.21 m x 2.40 m

Ample base and wall units in cream wood with complimentary black work surface. Stainless steel sink unit. Built in hob and double oven. Radiator. Power points. Emulsion ceiling. Emulsion walls with tiles around work surface. Laminate flooring. Plumbed for automatic washing machine. uPVC window and door to the rear.

Separate section for dining table and chairs. Carpet flooring. Emulsion walls with one wallpapered as a feature. Emulsion ceiling. Wall mounted vertical radiator. Power points.



BASEMENT LEVEL BATHROOM

3.29 m x 1.51 m

Three piece suite in white comprising bath with thermostatic shower bar over head and glass screen, w.c and wash hand basin. Laminate flooring. Radiator. Emulsion ceiling. Emulsion walls with tiles around splash back area. uPVC window to the rear with frosted glass.



LANDING

Emulsion ceiling. Wallpaper walls. Carpet flooring. Doors leading to upstairs w.c and three bedrooms. uPVC window to the rear.



UPSTAIRS W.C

1.34 m x 1.05 m

White w.c and wash hand basin. Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Laminate flooring.

BEDROOM 1

3.62 m x 3.44 m

Emulsion ceiling. Emulsion and wallpapered walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.55 m x 3.09 m

Emulsion ceiling. Emulsion walls with one wallpapered as feature. Laminate flooring. Radiator. Power points. uPVC window to the rear with amazing views.



BEDROOM 3

2.64 m x 2.40 m

Emulsion ceiling. Wallpapered walls. Laminate flooring. Radiator. Power points. Attic access. uPVC window to the front.

MULTI FUNCTIONAL ROOM

3.20 m x 0.83 m

uPVC door leading to exterior room which could have multi functional purposes. Tiled floor. Emulsion walls and ceiling. Power points.



FORMER BAKERY

4.61 m x 4.25 m

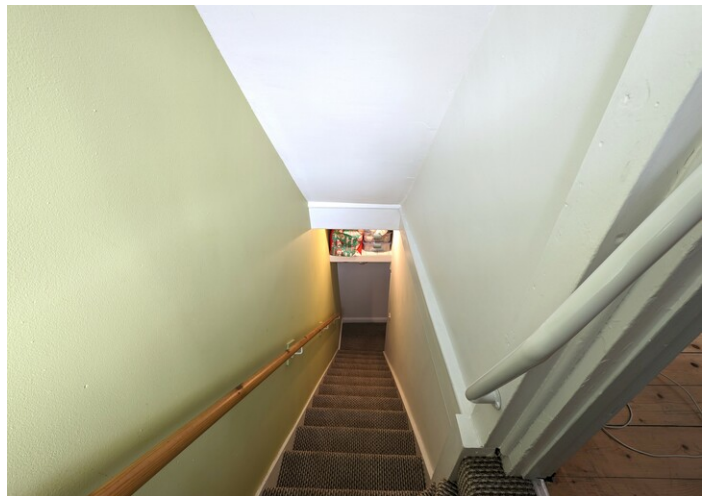
As you step inside this stone and brick built building which was once a bakery it holds a trove of stories within it's walls. However, it now stands in need of some attention and restoration to bring it back to it's former glory. The original oven, a relic from a bygone era, is still built into the wall, serving a testament to the buildings history. While the building requires some renovation and care, it presents a unique opportunity for those with a passion for restoration and love preserving heritage. Flag stone flooring.

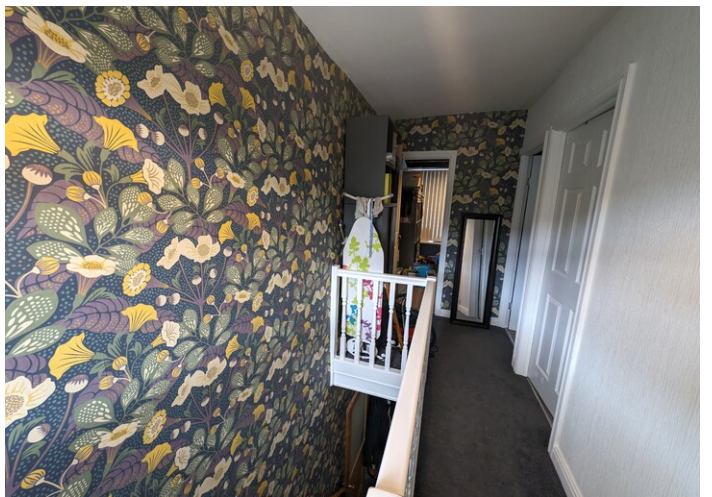
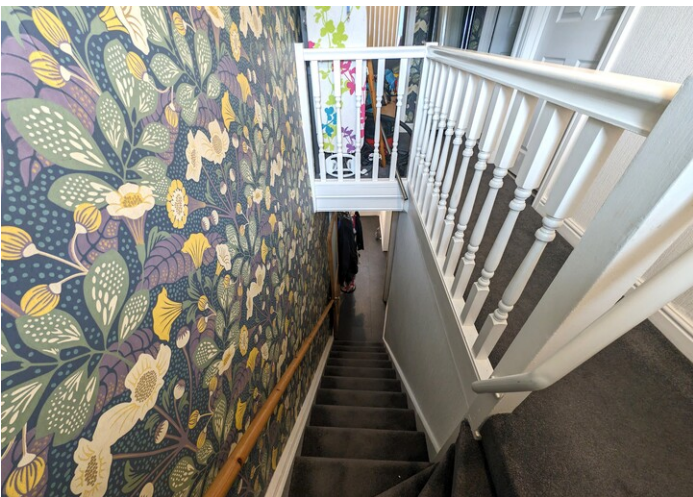


EXTERIOR

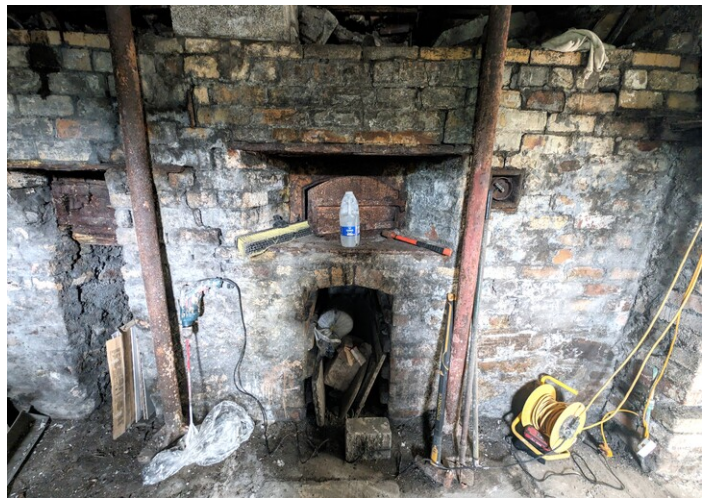
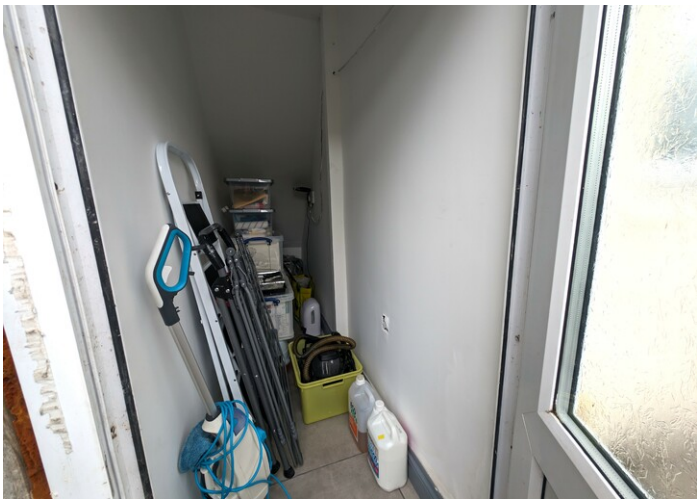
Front - Garage providing off road parking with roller shutter door. Side gate with steps leading down to the side of the house.

Rear - Concrete section ideal to sit and admire the amazing views of the surrounding valley. Pathway leading down to slightly sloping garden with rear lane access. Lots of potential for this generous sized garden. Outside tap.









EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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