



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



**Rose Cottage. Penrhiwceiber Road,
Mountain Ash CF45 3UN**

**FOR SALE
£270,000**



- **9 BEDROOMS**
- **OFF ROAD PARKING**
- **POTENTIAL FOR MANY USES**



9



3



2



Property Description

ENTRANCE PORCH

1.50 m x 0.90 m

Entrance via a brown uPVC front door. Artex ceiling. Emulsion walls. Tiled flooring. Electric meter and fuse board. Smoke/fire alarm system. Door leading to hallway.



LOUNGE

5.20 m x 3.90 m

Emulsion ceiling and walls. Big feature of this room is the two stone exposed walls. Two uPVC windows to the front allowing in plenty of natural light. Tiled flooring. Power points. Storage cupboard. Door to dining room.



DINING ROOM

4.90 m x 2.90 m

Emulsion ceiling and walls. Two feature walls with exposed stone. Two radiators. Tiled floor. Power points. French doors to rear. Open plan into kitchen area.



KITCHEN

7.00 m x 2.70 m

The kitchen has been designed for an air B&B or HMO on a rental basis. Emulsion walls and ceiling. Tiled flooring. Wall mounted radiator. Power points. Two uPVC windows to the side and one to the rear. Fire blanket and extinguisher.



BEDROOM 1

3.40 m x 3.00 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 2

3.30 m x 2.60 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



UPSTAIRS BATHROOM

2.20 m x 2.10 m

Three piece suite comprising free standing bath with shower taps, wash hand basin and w.c. Emulsion ceiling and walls. Tiled flooring. Wall mounted radiator. uPVC window to the front with frosted glass.





UPSTAIRS SHOWER ROOM

2.30 m x 2.10 m

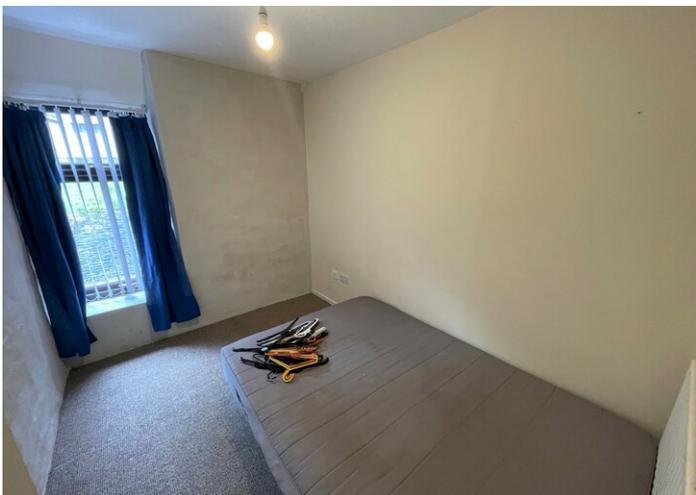
Shower cubicle with wash hand basin and w.c. Emulsion walls and ceiling. Wall mounted boiler. Wall mounted radiator. uPVC window to the rear with frosted glass.



BEDROOM 4

3.10 m x 2.80 m

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



BEDROOM 6 DOWNSTAIRS

3.90 m x 3.10 m

Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the front with frosted glass.



BEDROOM 7 DOWNSTAIRS

3.30 m x 3.20 m

Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the side with frosted glass.

BEDROOM 8 DOWNSTAIRS

3.40 m x 3.20 m

Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the rear with frosted glass



BEDROOM 9 DOWNSTAIRS

3.50 m x 3.40 m

Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the rear with frosted glass.

SHOWER ROOM DOWNSTAIRS

2.30 m x 0.80 m

Shower cubicle. Emulsion walls and ceiling. Wall mounted radiator. Tiled floor.



SEPERATE W.C. 1

2.60 m x 0.90 m

Wash hand basin and w.c.. Emulsion walls and ceiling. Tiled floor.



SEPERATE W.C. 2

2.60 m x 0.90 m

Wash hand basin and w.c.. Emulsion walls and ceiling. Tiled floor.





EXTERIOR

EXTERIOR

L shaped enclosed yard. Corrugate polycarbonate sheeting over the side yard giving full coverage and providing bike racks. Outside water tap. To the rear there is a gate allowing access to the side and also an outside electric socket.



Off road parking is available to the side of the property for approximately 6/7 cars.





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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meropix ©2022