



# T Samuel Estate Agents

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**Mount Pleasant Public House**  
**Penrhawceiber Road, Mountain Ash, CF45 3UF**

## FOR SALE

- Close to town centre
- Potential for change of use
- Substantial size property
- Spacious self contained flat

## £325,000





## Property Description

### BUSINESS

The Mount Pleasant is currently being run as a public house however is not sold as a going concern.

The property has considerable potential to continue as a public house and grow the trade or lend itself to other uses, such as conversion to flats, a home for a large family or multi generational living subject to planning consents.

Situated on the outskirts of Mountain Ash town centre and has panoramic views of the local mountain side. It is close to all amenities to include Primary & secondary schools, shops, train station & health centre. Close to A470 with easy access to Cardiff & beyond

### PUBLIC LOUNGE

46' 3" x 33' 10" (14.11m x 10.33m) Enter pub lounge via double doors at the front of the premises, Spacious area which wraps around a semi circular wood panelled bar. This room although open plan is defined into sections comprising of dining, sitting and games areas. Doors





leading to side and rear. Ladies & Gents WC can be found at the rear of this room. Polystyrene tiled ceiling. Emulsion and wooden panelled walls. Wooden floor boards. Upvc windows to front side and rear. Radiators. Power points

#### FIRST FLOOR FUNCTION ROOM

46' 3" x 36' 3" (14.11m x 11.05m) First floor function room is accessed via original wooden staircase. Another large area which has built in bar. Raised wooden floor boarded area to incorporate a stage. Plenty of room of table and chairs. Ladies & Gents WC's can be found at the side. Upvc windows to the front and rear. Smooth emulsion ceilings. Walls are wooden panelled with smooth emulsion above. Radiators. Power points.



#### FLAT/LIVING ROOM

20' 6" x 20' 9" (6.25m x 6.33m) This self contained 2 bedroom flat is accessed via original wooden stair case. Spacious living room which is light and airy with dual aspect windows. The focal point of this room has to be the 'Ornate Welsh Slate Fireplace'. Artex ceiling. Wall papered walls. Oak flooring. Upvc windows to the side and rear. Door leading to kitchen

#### FLAT/KITCHEN

16' 10" x 16' 6" (5.15m x 5.05m) Solid oak kitchen with ample base and wall units. Integrated eye level double oven. Gas hob. Stainless steel sink unit and tap. Plumbing for washing machine. Walk in pantry which houses one of the combi boilers. Plenty of space here for dining table and chairs. Upvc windows to the side and front. Ceiling. Ceramic tiled floor and tiled splashbacks.



#### FLAT/BATHROOM

23' 9" x 11' 1" (7.24m x 3.38m) A substantial sized bathroom which includes walk in wooden sauna. Five piece bathroom suite in white. Super sized corner jacuzzi bath. Walk in double shower with travertine tiling. Bidet. WC and Wash hand basin. Artex ceiling. Ceramic tiled wall and floor tiles. Radiator and heated chrome towel rail. Upvc window to the front with far reaching views over the area

#### FLAT/BEDROOM

12' 4" x 11' 7" (3.76m x 3.55m) Large bedroom which benefit from fitted pine wardrobes. Artex ceiling with feature beams. Smooth emulsion walls. Upvc window to the front. Radiator. Power points. Carpeted floor



#### FLAT/BEDROOM 2

22' 1" x 9' 4" (6.75m x 2.87m) Artex ceiling with feature beams. Smooth emulsion walls. Carpeted floor. Radiator. Power Points. Upvc door and window which gives access to the metal fire escape. Built in storage cupboards

#### BASEMENT/CELLAR

The cellar houses all beer dispensing equipment. Keg storeroom.



Kitchen. A store room and a further under staircase storage room

#### EXTERIOR

Currently used as a beer garden. Large decked area which is tiered and benefits from 2 wooden gazebos. Access to double garage via beer garden or adjacent road.

#### BOILER ROOM

The boiler room houses 2 of the combi boilers and is located between the second and third floor



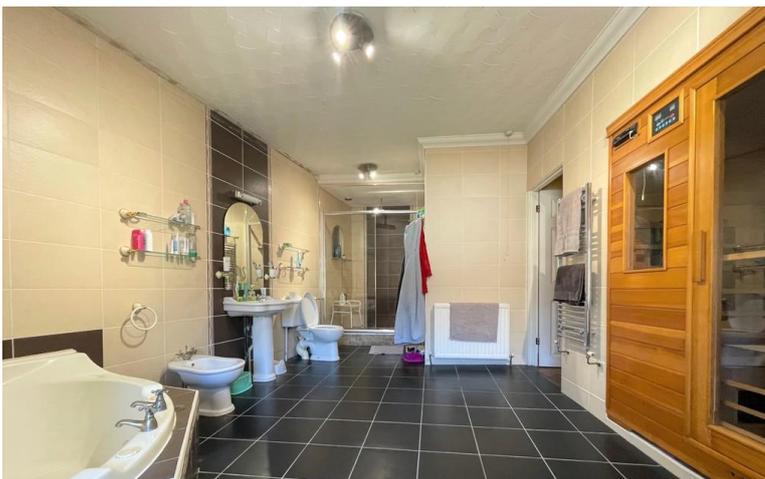
#### Misdescriptions Act 1991

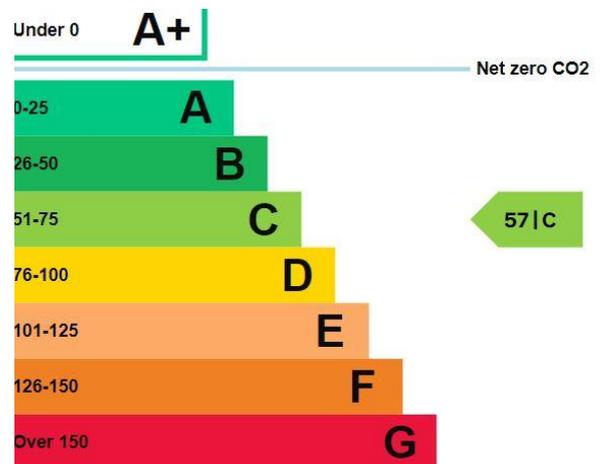
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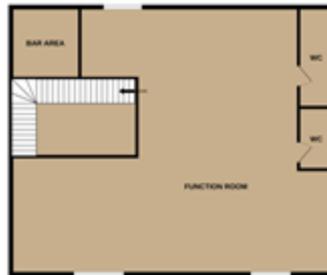




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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