



- A fully refurbished cottage presented in excellent order
- Spacious lounge with log burner opening into sun lounge
- Fresh and modern fitted kitchen providing a good range of units
- Separate utility room and fully tiled bathroom with shower over bath
- Three very good sized bedrooms, main bedroom with views
- Gravelled private drive and enclosed west facing garden



"A traditional miner's cottage which has been subject of an extensive refurbishment project and comes to the market presented in excellent order with a sunny west facing garden, private drive parking and far-reaching views".

The accommodation comprises entrance lobby with handy storage cupboard, doors to utility room and kitchen. The kitchen is modern and fresh with a good range of units. Separate utility room with wall hung gas central heating boiler, storage cupboard, plumbing for washing machine and space for tumble drier. Ground floor bathroom, fully tiled with shower over bath. Lounge with feature cast iron log burner (not tested), space for dining table. Sun lounge with window and door onto garden. On the first floor are three good sized bedrooms.

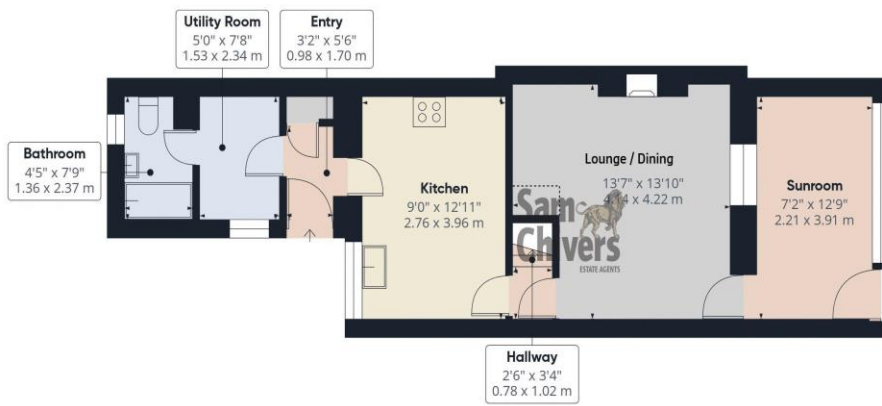
Double glazing and gas central heating.

To the outside is a private gravelled driveway. Fully enclosed tiered garden with a sunny west facing aspect. To the rear is a fully enclosed yard space.

Agents Note: The property is just a few seconds walk to open fields and a childrens play park. The Fromeway public house is also just a minutes walk with an excellent reputation for good food and ales.

**Tenure:** Freehold. **Council Tax Band:** B.





Floor 0



Floor 1



Approximate total area<sup>m</sup>

857 ft<sup>2</sup>  
79.6 m<sup>2</sup>

Balconies and terraces

178 ft<sup>2</sup>  
16.5 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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