



190 Cemetery Road, Wath-Upon-Dearne, Rotherham, S63 6HX

Asking Price £320,000

Having been significantly upgraded and maintained to a high specification by the current vendor, this three bedroom extended detached bungalow truly warrants an early inspection. With impressive driveway which in turn leads to the detached garage, the property stands within a generous plot. With large conservatory leading from the main reception room overlooking the rear garden, the property is within easy reach of the comprehensive amenities with Wath Upon Dearne and open spaces of nearby Newhill.

Merryweathers

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Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

With a front facing entrance door, central heating radiator and access to the accommodation. The loft is fully boarded for use as an occasional room, accessed via a pull down ladder with rear facing velux.

Lounge 19'5" x 13'11" (5.93 x 4.25m)



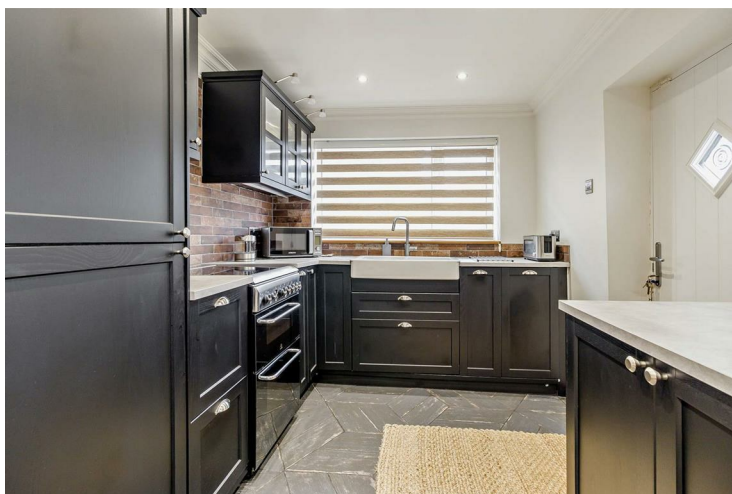
With rear facing doors entering the conservatory, central heating radiator and the focal point of the room being the marble hearth and decorative surround with living flame gas fire inset.

Conservatory 17'0" x 9'6" (5.19 x 2.90m)



Built upon a brick base with upvc glazing to include a side facing entrance doors and enjoying views over the rear garden.

Kitchen 8'0" x 14'10" (2.44 x 4.53m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with integrated fridge and freezer also hosting the gas central heating boiler.

Master Bedroom 11'3" x 11'4" (3.43 x 3.47m)



With a front facing upvc bay window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 10'10" x 10'11" (3.31 x 3.33m)



With front facing upvc window and central heating radiator.

Bedroom Three 7'4" x 6'7" (2.25 x 2.01m)



With a front facing upvc window and central heating radiator.

Bathroom



Having a three piece suite consisting of a p shape bath, WC, vanity unit with hand wash basin, heated towel rail, fully tiled walls and a side facing double glazed window.

Separate WC



Having a low flush WC and a side facing double glazed window.

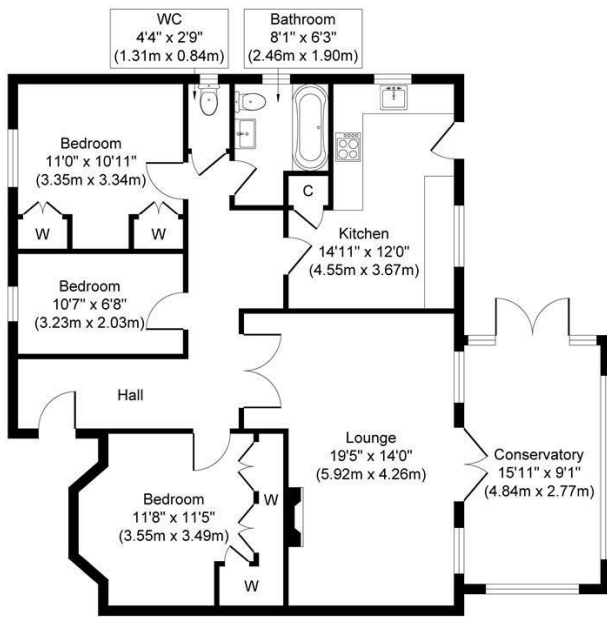
Garage

Detached garage secured by a single up and over door

External

To the front is an impressive driveway providing off road parking for a number of vehicles which in turn precedes the detached garage. To the rear of the property is a sizeable enclosed garden with pebbles and well stocked borders.

Floor Plan



Approximate Floor Area
1101 sq. ft
(102.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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