



T Samuel Estate Agents

Tel: 01443 476419 Website: www.tsamuel.co.uk Email: info@tsamuel.co.uk



Penrhiwceiber Road
Mountain Ash, CF45 3UN

FOR SALE

- 9 BEDROOMS
- OFF ROAD PARKING
- POTENTIAL FOR MANY USES
- SOLD WITH NO ONWARD CHAIN

£270,000





Property Description

*** UNIQUE OPPORTUNITY FOR INVESTORS ***

A very unusual property with 9 bedrooms and potential for many uses subject to planning consent.

The property was previously a home and GP surgery and has been renovated by it's current owners.

We have been advised that there is planning permission for a HMO subject to an individuals HMO licence.

This property may appeal to a large family who is looking to have separate accommodation such a main house and separate annex or to an investor who is looking to open a HMO, bed & breakfast or a air B&B etc. There could potentially be lots of options for this property subject to planning consent.

The current owner was previously renting this property out to a large family and was obtaining £2,100 per calendar month, certainly an appealing yield.



The property is situated in the village of Penrhiwceiber on the outskirts of Mountain Ash. The town centre of Mountain Ash is within walking distance providing shops, train station GP surgery and hospital. Primary school on your doorstep.

The recently built link road to the A4059 is a minute's drive away providing access to the A470.

ACCOMMODATION: Main house - Lounge, dining room, kitchen, upstairs bathroom, upstairs shower room and 5 bedrooms. Downstairs - 4 bedrooms, shower room and 2 separate w.c.. Off road parking to the side of the property for approx 6/7 cars.



ENTRANCE PORCH

4' 10" x 2' 11" (1.48m x 0.91m) 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.

HALLWAY

Emulsion walls and artex ceiling. Tiled floor. Stairs to first floor. Door leading to lounge and door leading to downstairs bedrooms which could be converted to a separate annexe/dwelling.

LOUNGE

16' 11" x 12' 9" (5.17m x 3.90m) 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

16' 2" x 9' 7" (4.93m x 2.93m) 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

23' 1" x 8' 9" (7.04m x 2.67m) 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.



LANDING

Artex ceiling and emulsion walls. Tiled flooring. uPVC window to the rear. Doors leading to five bedrooms, upstairs bathroom and separate shower room.

BEDROOM 1

11' 3" x 9' 9" (3.43m x 2.99m) Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 2

10' 9" x 8' 6" (3.28m x 2.61m) Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

BEDROOM 3

10' 1" x 7' 5" (3.08m x 2.27m) Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

UPSTAIRS BATHROOM

7' 3" x 6' 11" (2.23m x 2.12m) 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

7' 5" x 6' 11" (2.28m x 2.13m) 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

10' 3" x 9' 1" (3.13m x 2.79m) Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 5

10' 3" x 8' 11" (3.13m x 2.74m) Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

HALLWAY

A large hallway with doors to 4 downstairs bedrooms, shower room and two separate w.c's. uPVC door and window with frosted glass to the side.

BEDROOM 1 DOWNSTAIRS

12' 7" x 10' 2" (3.85m x 3.11m) Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the front with frosted glass.

BEDROOM 2 DOWNSTAIRS

10' 8" x 10' 6" (3.27m x 3.21m) Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the side with frosted glass.

BEDROOM 3 DOWNSTAIRS

11' 3" x 10' 5" (3.44m x 3.19m) Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the rear with frosted glass.





BEDROOM 4 DOWNSTAIRS

11' 5" x 11' 0" (3.50m x 3.37m) Carpet flooring. Artex ceiling. Emulsion walls. Radiator. Power points. uPVC window to the rear with frosted glass.

SHOWER ROOM DOWNSTAIRS

7' 5" x 2' 9" (2.28m x 0.84m) Shower cubicle. Emulsion walls and ceiling. Wall mounted radiator. Tiled floor.

SEPERATE W.C. 1

8' 6" x 2' 9" (2.61m x 0.85m) Wash hand basin and w.c.. Emulsion walls and ceiling. Tiled floor.

SEPERATE W.C. 2

8' 6" x 2' 9" (2.61m x 0.85m) Wash hand basin and w.c.. Emulsion walls and ceiling. Tiled floor.



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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 Metropix ©2022

22 Oxford Street
Mountain Ash
Rhondda Cynon Taff
CF45 3PL

www.tsamuel.co.uk
info@tsamuel.co.uk
01443 476419

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements