



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

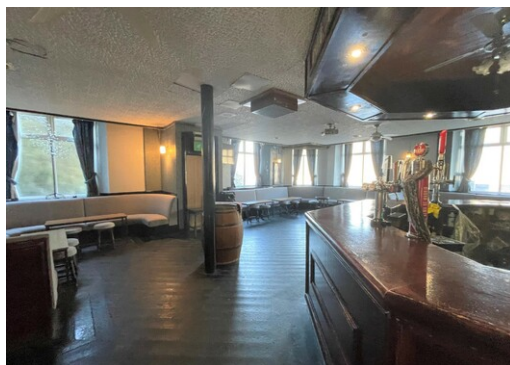
info@tsamuel.co.uk

www.tsamuel.co.uk



**Mount Pleasant Pub, Penrhiwceiber
Road, Mountain Ash CF45 3UF**

**FOR SALE
£325,000**



- **CLOSE TO TOWN CENTRE**
- **POTENTIAL FOR CHANGE OF USE**
- **SUBSTANTIAL SIZE PROPERTY**



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Property Description

PUBLIC LOUNGE

14.10 m x 10.30 m

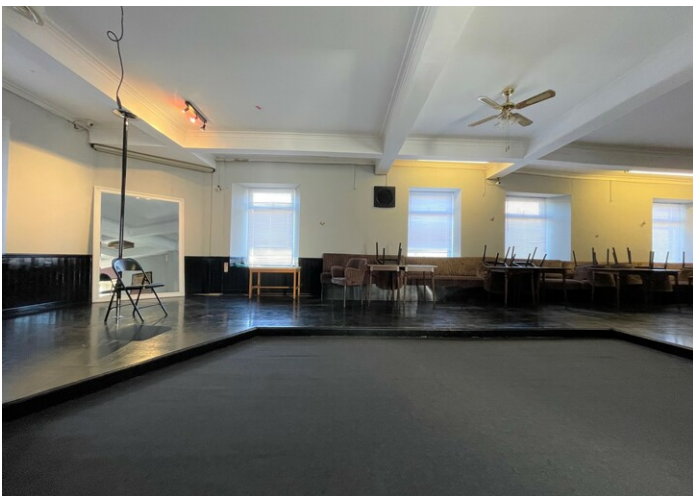
Enter pub lounge via double doors at the front of the premises, Spacious area which wraps around a semi circular wood panelled bar. This room although open plan is defined into sections comprising of dining, sitting and games areas. Doors leading to side and rear. Ladies & Gents WC can be found at the 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

14.10 m x 11.10 m

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

6.30 m x 6.30 m

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

5.30 m x 5.10 m



FLAT/BATHROOM

7.20 m x 3.40 m

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

3.80 m x 3.60 m

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

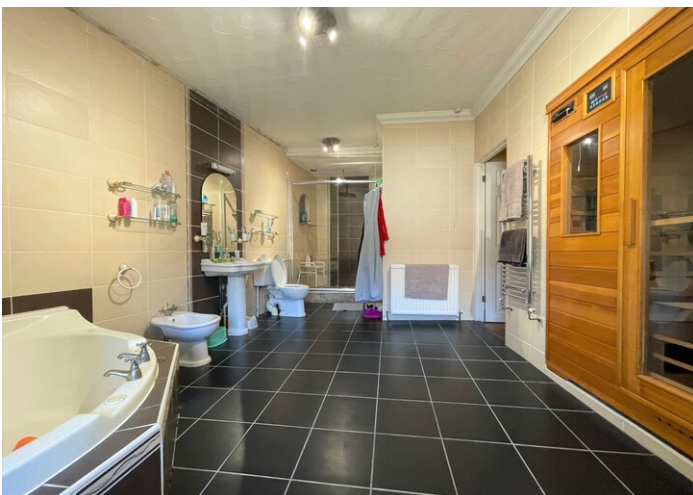


FLAT/BEDROOM 2

6.80 m x 2.90 m

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.

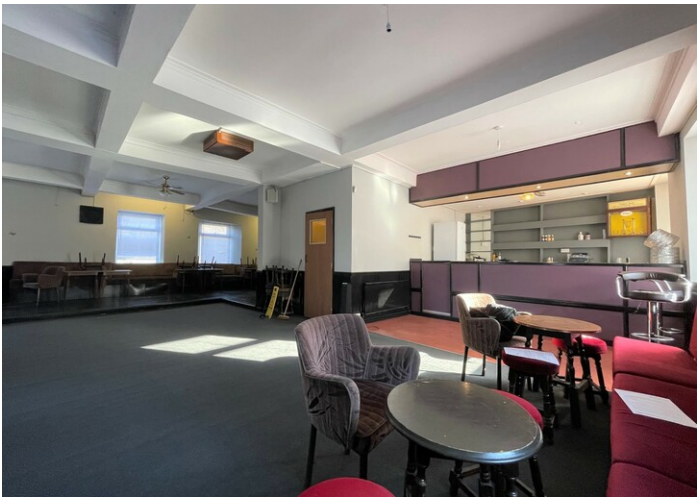


BOILER ROOM

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









Misdescriptions Act 1991

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

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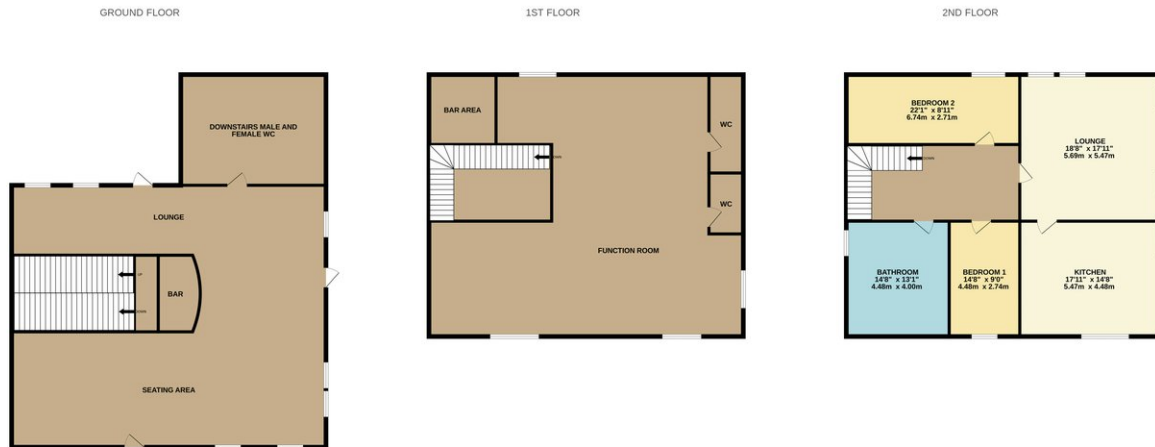




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN



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.
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01443 476419
info@tsamuel.co.uk
<https://www.tsamuel.co.uk/>