



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

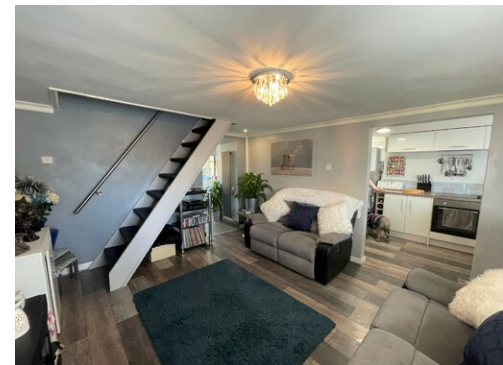
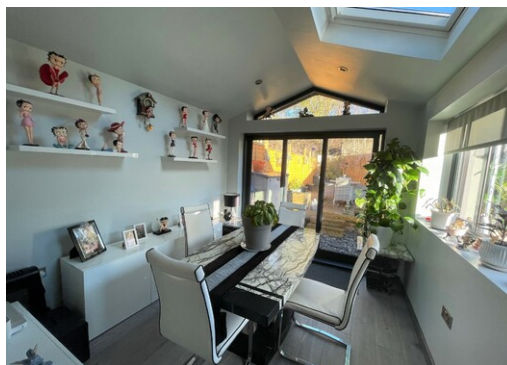
info@tsamuel.co.uk

www.tsamuel.co.uk



**Pit Place, Cwmbach, Aberdare  
CF44 0LW**

**FOR SALE  
£169,995**



- **2 BEDROOMS**
- **UNIQUE COTTAGE STYLE**
- **AMPLE STREET PARKING**



2



1



1





## Property Description

### LOUNGE

4.30 m x 3.60 m

Entrance via a composite front door. Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. Stairs to the first floor. Focal point of the living room is the electric fire which radiates off loads of heat. Access to the kitchen and conservatory extension. uPVC bay window to the front allowing in natural light.



### KITCHEN

4.40 m x 2.20 m

Ample base and wall units in white gloss with chrome handles. Complimentary work surface. Radiator. Power points. Built in oven and halogen hob with extractor fan above. Emulsion walls with tiles around work surface. Laminate flooring. Stainless steel sink unit. uPVC door to the side. Dual aspect windows with one being a bay to the front.



### DINING ROOM/CONSERVATORY

3.90 m x 3.00 m

Beautiful addition to the cottage is this Apex conservatory. Under floor heating. Emulsion walls and ceiling. Spotlights and external lights. Laminate flooring. Wall mounted modern grey radiator. Power points. uPVC window to the side and uPVC sliding doors to the rear.



### LANDING

Emulsion walls and ceiling. Carpet flooring. Doors leading to two bedrooms and upstairs bathroom. uPVC window to the rear.



## UPSTAIRS BATHROOM

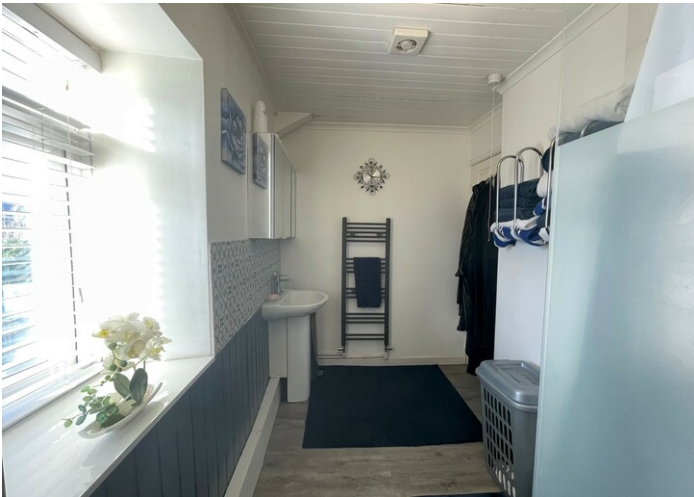
3.06 m x 1.90 m

Large walk in shower, w.c and wash hand basin. Wood panelled ceiling. Emulsion and wood panelled walls. Laminate flooring. Wall mounted grey radiator. uPVC window to the front.

## BEDROOM 1

3.40 m x 2.70 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Double doors to built in wardrobe. uPVC window to the front.



## BEDROOM 2

2.60 m x 2.30 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power point. uPVC window to the rear.



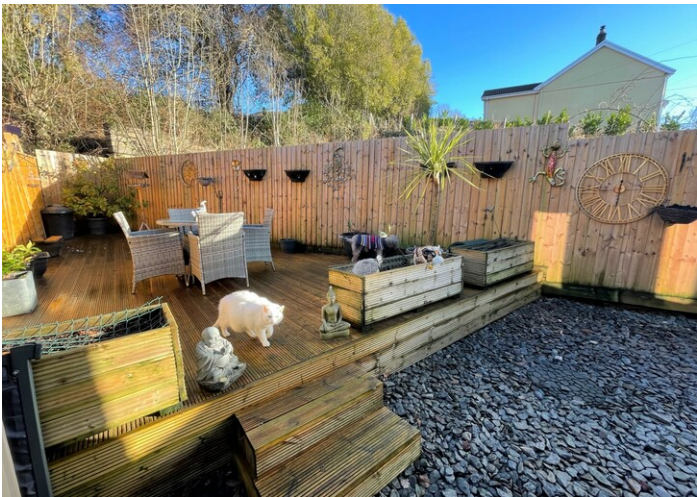
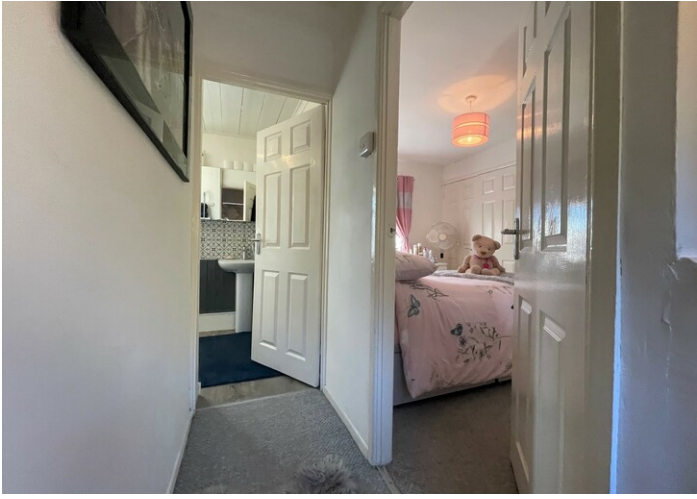
## EXTERIOR

Front - A private enclosed front garden with decorated slate chippings and paving stones neatly paced to act as a pathway. Side access leading to the rear.

Rear - Enclosed rear garden with decorative slate chippings and a good size decked area.















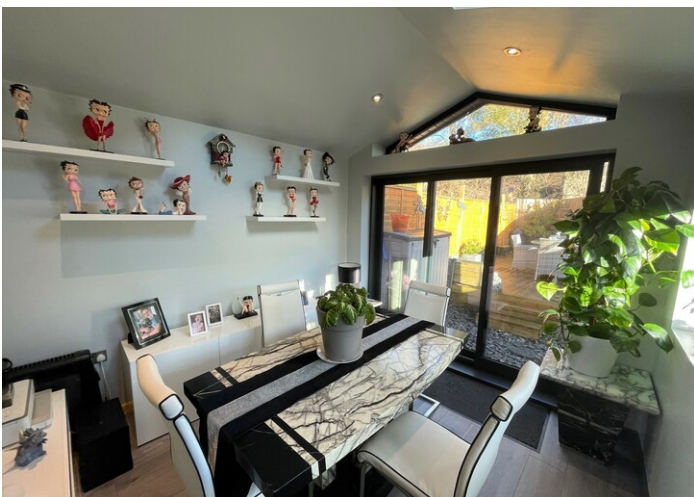
#### Misdescriptions Act 1991

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.







## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

## FLOORPLAN

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 ©2023

