



2 Mill Place, Mountain Ash, CF45 4DH
£349,500

Manning
Estate Agents
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- ** Substantial Detached 5 bedroom Victorian Family House **
- ** Well stocked and mature grounds, Private Rear Courtyard**
- ** In out driveway with ample level off road parking**
- ** 4 Reception rooms ** ** Modern fitted kitchen**
- ** Double glazed windows ** Gas Central Heating **
- ** Formerly Two Houses Converted into One **
- ** Luxury fitted Bathroom and Separate Shower Cubicle **
- ** Modern Fitted Shower Room **

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Recreational facilities are in abundance with a host of rural based activities on the doorstep including excellent country walks, bridle paths and cycle ways leading to the Brecon Beacons National Park. Communications and local facilities are excellent with a comprehensive shopping centre at Mountain Ash and easy access to Cardiff by road and rail. The A470 links southbound with the M4 at junction 32 and eastbound with the A465 Heads of The Valleys Road to Abergavenny and the Border Counties.



Entrance reception room/Study

16'2' x 12' (4.93m x 3.66m)

Upvc double glazed front door. Double glazed window to side aspect. Radiator. Under stairs storage cupboard. Access to stairs to first floor.

Front Sitting room

10'11' x 13' (3.33m x 3.96m)

Upvc double glazed window to front aspect. Stone feature fireplace incorporating TV and lamp platform. Radiator.

Snug room

10'9' x 10'5' (3.28m x 3.18m)

Upvc double glazed patio doors to side garden. Wood burning stove with slate hearth. Cupboard housing wall mounted gas boiler serving hot water and heating system. Radiator.

Bathroom room

8'2' x 9'6' (2.49m x 2.90m)

With a modern range of fitted bathroom cabinets, full suite in white comprising, bath, separate shower cubicle, vanity wash hand basin and w.c., chrome heated towel rail and column radiator. Tiled floor. Tiled walls, Fitted mirror with wall lights. Upvc double glazed window to rear aspect.

Fitted kitchen

18'2' x 7'8' (5.54m x 2.34m)

With a modern range of Birch fronted wall and base units incorporating 2 sink units, electric induction hob, built-in microwave and oven. Space for American fridge/freezer, provision for plumbed in washing machine, dishwasher, tiled floor. Two upvc double glazed windows to rear aspect. Dor to rear garden. Down lighting.

Modern shower room/wet room

7'3' x 4'8' (2.21m x 1.42m)

With modern suite comprising white wall hung basin, shower cubicle. Heated towel rail. Upvc double glazed window to rear aspect.

Reception Dining room

16'5' x 11'8' (5.00m x 3.56m)

2nd stairs to first floor. 2 radiators. Upvc double glazed window to side aspect. Upvc double glazed front door. Cathedral style storage cupboards. Wooden flooring. Original cast iron feature bread oven with tiled surround.

Ground floor bedroom 1

9'9' x 12'9' (2.97m x 3.89m)

Upvc double glazed window to front aspect. Built-in wardrobes and drawers.

Open plan lounge/bedroom 2

10'10' x 16'2' max 15' min (3.30m x 4.93m max 4.57m min)

Two upvc double glazed windows to rear aspect. Modern wall hung electric fire.

Sitting room/Bedroom 3

9'7' x 12'10' (2.92m x 3.91m)

(Presently used as sitting room) Upvc double glazed window to front aspect. Built-in t.v. Cabinet. Electric fire.

2nd stairs case

With access to a further 3 bedrooms

Bedroom 4

10'10 max 9'7' min x 12'10 (3.30m max 2.92m min x 3.91m)

Vanity wash hand basin. Upvc double glazed window to front aspect. Radiator.

Bedroom 5

9'9' min 10'11 max x7'10 (2.97m min 3.33m max x 2.39m)

Vanity wash hand basin. Radiator. Upvc double glazed window to rear aspect.

Dressing room/box room

11'5 x 5' (3.48m x 1.52m)

Upvc double glazed window to side aspect. Vanity wash hand basin. Radiator.

Outside

Ty Ger-Nant is approached from a country lane with neat stone boundary wall which leads into a private tarmac drive, accessed through wrought iron gates, leading into an in and out parking area with excellent off road parking. Dual side access with pathway lead to rear garden and dry stone walls leading up to raised terrace with a good variety of shrubs and plants. Private enclosed courtyard to rear with timber and stone summerhouse, electric wall heater, power and light connected, raised flower and shrub beds, garden storage shed, outside lighting and decked pathway.





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