



T Samuel Estate Agents

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**Darranlas Cottage, 1 Caradoc Road
Mountain Ash, CF45 3LB**

**FOR SALE
£200,000**



- **TWO TIERED PATIO WITH AMAZING VIEWS**
- **DETACHED, 2 BEDROOMS & GARAGE**
- **CLOSE TO TOWN CENTRE**



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Property Description

*** DETACHED TWO BEDROOM WITH DETACHED GARAGE ***

T Samuel Estate Agents are pleased to offer for sale this unique detached house with detached garage.

We have been advised that this property was a former farmhouse with a moat surrounding, this bit of history adds nostalgia and uniqueness.

The property was renovated approximately 50 years ago by its late owner and the spacious rooms are filled with natural light, creating a warm and inviting atmosphere.

A magnificent two tiered patio area that offers breathtaking views of the local mountain side. Spacious outdoor seating area, perfect for relaxing and enjoying the scenery. An ideal area to host outdoor gatherings, with the stunning views of the mountains as a backdrop, this patio area is the ultimate oasis for relaxation and entertainment.

The town centre with its shops, health centre, train station and hospital is on your doorstep. Local primary and secondary schools within walking distance and close by is the local play/skate park making this an ideal family location.

Few minutes drive away is the A470 providing easy access to Cardiff and the Heads of the Valley link roads.

Accommodation: Entrance porch, hallway, two reception rooms, kitchen, downstairs wet room, two bedrooms and upstairs shower room. Large two tiered patio area to the front and an added bonus of a detached garage.





ENTRANCE PORCH

1.12 m x 1.02 m

Entrance is via White uPVC door which is situated on the side of the property and provides access to the entrance porch. Artex ceiling Tiled walls and floor. Electric meter and fuse board. Cupboard built in housing gas meter. Glass panelled door leading to hallway.



HALLWAY/UTILITY AREA

"L" shaped hallway/utility area. Artex ceiling. Wallpaper walls. Tiled flooring. Power points. Plumbed for automatic washing machine. Base unit with work surface. Transom window overhead in the wall allowing light to flow through. Interior window with frosted glass into reception room 1. Storage cupboard. Door leading to kitchen and downstairs wet room.



DOWNSTAIRS WET ROOM

3.05 m x 1.67 m

Wet room with half height shower screen, w.c and wash hand basin. Artex ceiling. Tiled walls. Non slip flooring. Radiator. Transom window overhead in the wall allowing light to flow through. Skylight window.



KITCHEN

Ample base and wall units in white wood grain effect with complimentary wood work surface. Built in oven and hob with extractor hood above. Artex ceiling with coving. Tiled walls and floors. Radiator. Power points. uPVC window and door to the front.



RECEPTION ROOM 1

5.29 m x 3.27 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Two radiators. Power points. Wooden fire surround housing electric fire. Stairs to first floor. Door leading to 2nd reception room. uPVC window to the front.



RECEPTION ROOM 2

5.27 m x 3.95 m

Artex ceiling with coving. Wallpaper walls. Laminate flooring. Power points. Marble heath and surround housing coal effect electric fire. uPVC window to the rear. uPVC french doors to the front with amazing views of the local mountain side.



LANDING

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Doors leading to two bedrooms and upstairs shower room. Two uPVC windows to the rear.

UPSTAIRS SHOWER ROOM

2.23 m x 1.99 m

Shower cubicle with w.c and wash hand basin. Artex ceiling with coving. Tiled walls. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.60 m x 3.11 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

4.20 m x 3.52 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. uPVC window to the front.



EXTERIOR

Side gate providing access to the large patio to the front.

Front - Large two tier patio providing superb views of the local mountain side. A perfect place to sit and relax or ideal for entertaining.

Front - Detached garage with electric and up and over door. A great addition to any home.







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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

