



T Samuel Estate Agents

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



Penlocks

Treharris, CF46 5BH

FOR SALE

- **WOW FACTOR - 3 BEDROOMS HOUSE**
- **UNIQUE EXTENDED COTTAGE**
- **POTENTIAL OFF-ROAD PARKING**
- **MODERNISED WITH ORIGINAL FEATURES RETAINED**

£249,995





Property Description

WOW, what can we say about this home. Amazing, glorious, sensational in just three words.

This property comes with contemporary styling providing that modern day living however maintaining period features. The highlight of the living room is the beautiful stone fireplace housing a log burner and retaining the original stone stairs.

Fantastic space for family living both inside and outside. This really is a truly remarkable family home and has been lovingly maintained by its current owners.

The current owners have installed a fantastic modern kitchen, new flooring throughout, new windows and doors, created a walk-in wardrobe and carried out works on the ensuite.

To the rear of the property there is an amazing wooden veranda that allows panoramic views of the local mountain side and an ideal spot to have your morning breakfast in the sun or a nice glass chilling in the evening watching the sun



go down.

Location is situated close to the Taff trail which runs in many directions giving access to family walks/dog walking or cycle trail. The A470 is on the doorstep allowing easy commute to Cardiff and the Heads of the Valley link roads.

Accommodation comprises: Entrance hall, Lounge, Kitchen. Lower ground floor, Three bedrooms, en-suite. upstairs family bathroom walk-in wardrobe and large rear garden. Potential for off road parking.

ENTRANCE HALL

9' 0" x 5' 4" (2.75m x 1.64m) Smooth emulsion walls and ceiling. Laminate flooring. Radiator. Ample hooks for hanging coats.

LIVING ROOM

19' 10" x 13' 8" (6.06m x 4.18m) Smooth emulsion walls and ceiling with beautiful exposed timber beams. Laminate flooring. Two radiators. Power points. Two windows to the front allowing in plenty of natural light. The feature of this living room is the amazing stone fireplace with original staircase, log burner inserted providing plenty of heat for cosy nights in.

KITCHEN

19' 1" x 15' 3" (5.83m x 4.65m) Smooth emulsion walls with tiles around work surface. Smooth emulsion ceiling with strip spotlights. Laminate flooring. Ample base and wall units in slate gloss with chrome handles. White sparkle work tops complementing the units. Chrome extractor hood. Large island. Traditional white ceramic sink unit giving beautiful views through the kitchen window. Plumbed for automatic washing machine and dishwasher. Power points. Two radiators. Door housing combination boiler. Stairs to lower and upper floor. uPVC window to the rear and French doors leading to



veranda.

VERANDA

Large out door space with amazing views of the local mountain side and garden. Fantastic way to enjoy your breakfast in the summer months.

STAIRS TO LOWER FLOOR

Two flights of stairs leading to lower ground floor. Carpet. Smooth emulsion walls and ceiling.

LOWER GROUND FLOOR

19' 2" x 14' 8" (5.85m x 4.48m) Smooth emulsion walls and ceiling with spotlights. Laminate flooring. Two radiators. Power points. uPVC window to the rear with French doors leading to the outside space, Storage cupboard.



STAIRS LEADING TO FIRST FLOOR

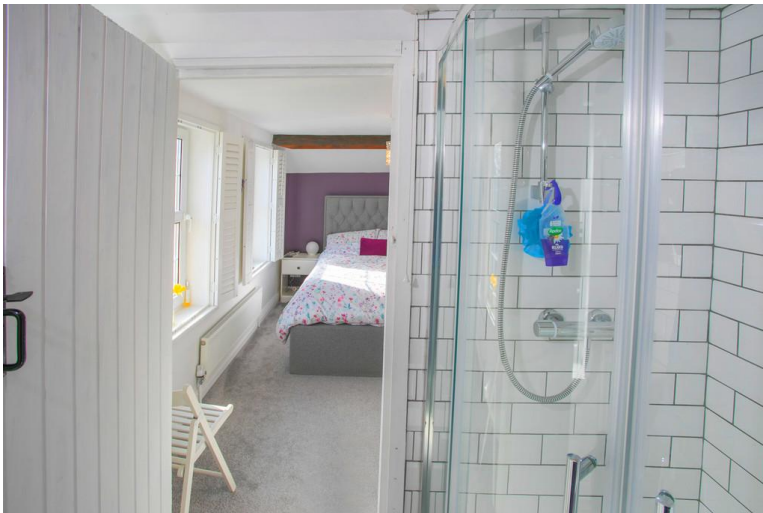
Smooth emulsion walls and ceiling. Carpet.

LANDING

Smooth emulsion walls and ceiling with exposed beams. Carpet. Radiator. Power points. Doors leading to 3 bedrooms, walk in wardrobe and family bathroom. Attic access. Original stair case can be accessed by landing.

UPSTAIRS FAMILY BATHROOM

7' 9" x 7' 8" (2.38m x 2.35m) Smooth emulsion walls and ceiling. Tiled floor. Radiator. Velux window. Large freestanding roll top bath, plenty of space for relaxing. Sink unit with storage underneath and low level w.c.



MASTER BEDROOM

13' 5" x 8' 9" (4.09m x 2.69m) Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Two uPVC windows to the rear allowing in plenty of natural light. Wooden shutters on the windows. Door to en-suite.

EN-SUITE

7' 3" x 5' 9" (2.23m x 1.76m) Tiled floor. Smooth emulsion walls with tiles around hand basin. Emulsion ceiling with exposed beams. Shower cubicle. Pedestal wash hand basin and low level w.c. Radiator. uPVC window to the rear. Extractor fan.

BEDROOM 2

11' 2" x 9' 2" (3.42m x 2.81m) Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.

BEDROOM 3

8' 0" x 8' 1" (2.46m x 2.48m) Smooth emulsion walls and ceiling. Carpet. Radiator. Power points. uPVC window to the front





Misdescriptions Act 1991

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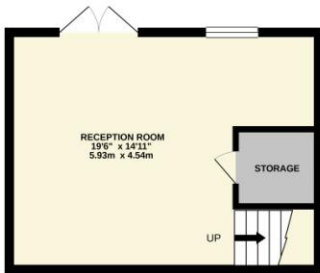


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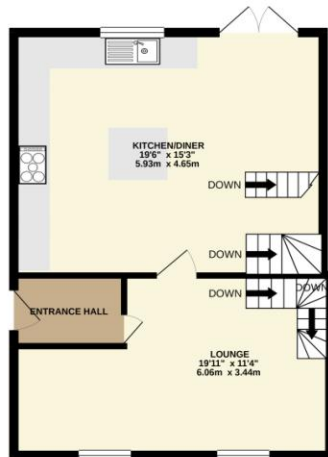
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

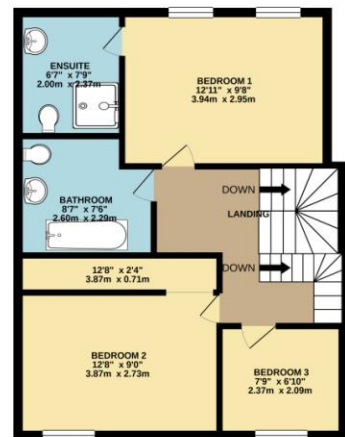
GROUND FLOOR



1ST FLOOR



2ND 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 ©2021.

22 Oxford Street
 Mountain Ash
 Rhondda Cynon Taff
 CF45 3PL

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

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