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**Waterstone House, Llanwanno Rd,
Mountain Ash, CF45 3NB**

**FOR SALE
£440,000**



- **UNIQUE SELF BUILD**
- **SPACIOUS AND MODERN**
- **POPULAR LOCATION**



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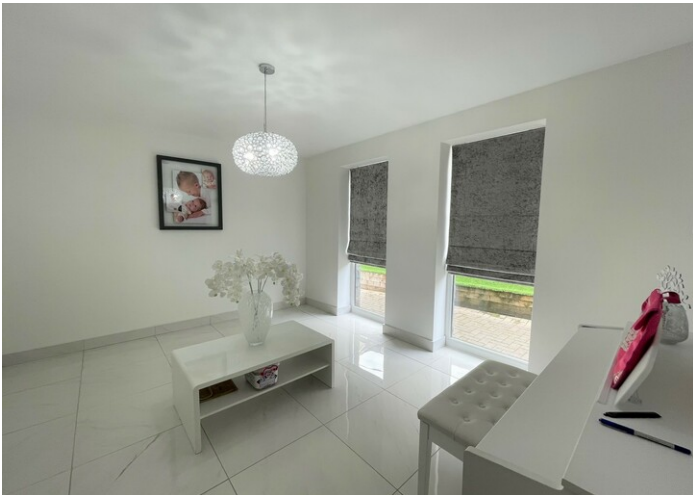
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Property Description

ENTRANCE HALL

Entrance via a composite front door with glass side panels. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Porcelain tiled floor. Power points. Stairs with glass balustrades to first floor and lower level floor. Under floor heating. Light grey belize doors leading to w.c, kitchen, lounge and 2nd reception with double doors leading to storage cupboard. uPVC floor to ceiling windows to the front.



LOUNGE

5.79 m x 5.29 m

Smooth emulsion ceiling. Smooth emulsion walls with one wallpapered as a feature. Porcelain tiled flooring. Power points. Bi fold doors leading to balcony. Under floor heating.



2nd RECEPTION ROOM

3.98 m x 3.22 m

Smooth emulsion ceiling and walls. Porcelain tiled flooring. Power points. Two uPVC floor to ceiling windows to the front.



KITCHEN/DINER

L Shaped kitchen/Diner with access to the balcony via uPVC bi fold doors providing breathtaking views of the surrounding mountain side. Sleek base and wall units with concealed handles in white gloss with complimentary granite work surface. Built in wine chiller. Under plinth lighting. Power points. Spacious kitchen Ireland with sunken sink and pull downspray taps, perfect for hosting guests and preparing meals. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with a featured victorian wall panel and adding sophistication to the dining area. Porcelain tiled floors. Integrated dishwasher/fridge freeze, double oven and microwave. Under floor heating.



W.C.

1.89 m x 1.18 m

White suite comprising w.c and wash hand basin. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with tiles around splash back areas. Under floor heating. Porcelain tiled floor. security alarm. uPVC window to the side.



LANDING

Stairs to the first floor with glass balustrade. Carpet flooring. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with one wall tiled as a feature with mix sparkle stone tiles. Power points. Light grey belize doors to three bedrooms. Hidden wall storage.

UPSTAIRS BATHROOM

3.60 m x 3.10 m

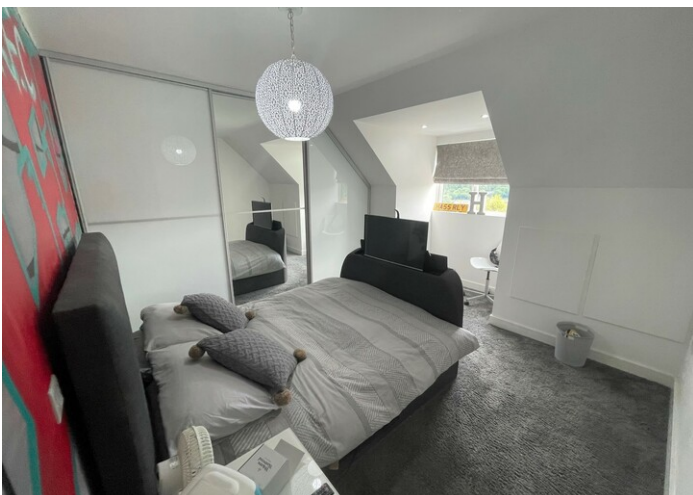
White suite comprising egg style bath with freestanding taps. W.c and wash hand basin with waterfall taps and vanity unit. Large walk in shower. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with tiles around splashback areas. Tiled floors. uPVC window to the front with frosted glass.



MASTER BEDROOM

5.88 m x 4.08 m

Measurements taken to fitted wardrobes. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with one wallpapered as a feature. Carpet flooring. Power points. Underfloor heating. Attic access. Light grey belize door to en-suite. Hidden cupboards. uPVC window to the rear.



EN-SUITE

3.00 m x 2.36 m

Large walk in shower unit. W.c and wash hand basin with vanity unit. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with tiles around shower and sink unit. Tiled flooring. uPVC window to the rear.



BEDROOM 2

4.07 m x 3.97 m

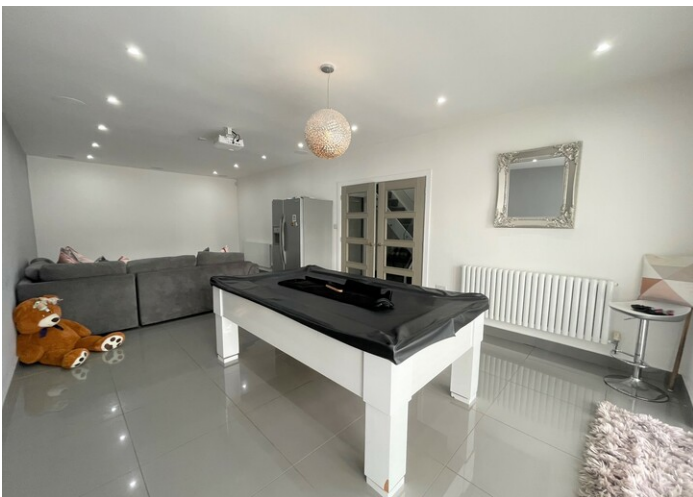
Smooth emulsion ceiling. Smooth emulsion walls with one wallpapered as a feature. Carpet flooring. Power points. Two uPVC floor to ceiling windows to the front.



BEDROOM 3

3.31 m x 3.24 m

Measurements taken to the fitted wardrobes. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Carpet flooring. Power points. Hidden cupboards.

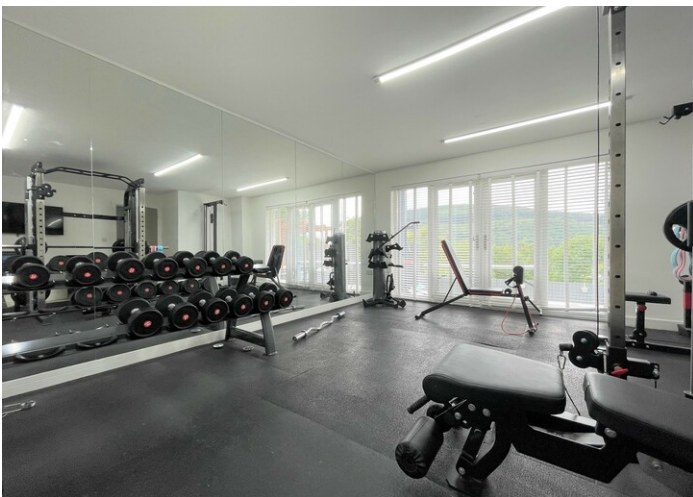


STAIRS TO LOWER LEVEL

Smooth emulsion walls and ceiling. Carpet flooring. Glass balustrade.

LOWER LEVEL HALLWAY

Porcelain tiled flooring. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Vertical radiator. Power points. Double doors leading to games room and doors leading to downstairs office, utility room and gym.



GAMES ROOM

Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Two radiators. Porcelain tiled flooring. Power points. uPVC french doors leading to exterior.



OFFICE ROOM

2.62 m x 2.43 m

Smooth emulsion ceiling with sunken spotlights. Smooth emulsion ceiling. Radiator. Power points. Larder storage cupboard.



UTILITY ROOM

3.61 m x 1.69 m

Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Radiator. Wall mounted combi boiler. Plumbed for automatic washing machine. Power points. White base unit with stainless steel sink unit. Work surface. uPVC window and door to the rear.



GYM

5.39 m x 5.06 m

Smooth emulsion ceiling with rectangle lighting. Smooth emulsion walls with one wall mirrored from floor to ceiling. Radiator. Power points. Light grey belize doors leading to two separate rooms. Rubber gym flooring. uPVC french doors to the exterior.



SHOWER ROOM/STORAGE ROOM

2.54 m x 2.07 m

This room initially was to be made into a shower room and is under construction. Smooth emulsion ceiling with sunken spotlights. Plaster board walls.



DRESSING ROOM/STORAGE

2.34 m x 2.15 m

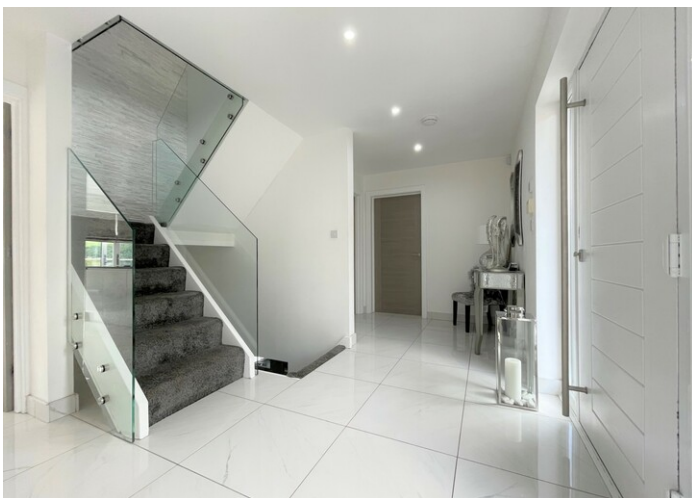
Smooth emulsion ceiling with sunken spotlights. Carpet flooring. Smooth emulsion walls. Power points. Light grey belize door to maintenance room.

EXTERIOR

Front - Block paved driveway providing ample off road parking for 3 vehicles. Artificial lawn with glass balustrade. Side access to the rear.

Balcony - The balcony with glass balustrade provides a breathtaking panoramic view of the majestic mountains.

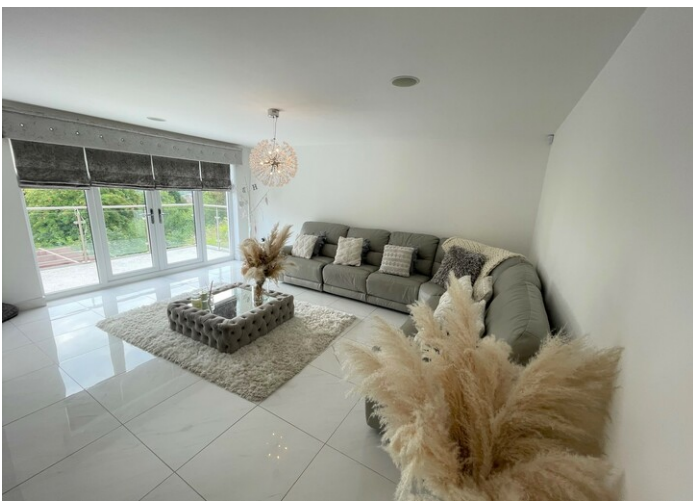
Rear - Steps leading down to large patio area with wooden pergola and sunken hot tub. Patio area outside lower level french doors providing shaded area. Enclosed artificial lawn section with storage shed.





Misdescriptions Act 1991

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Data Protection Act 1998

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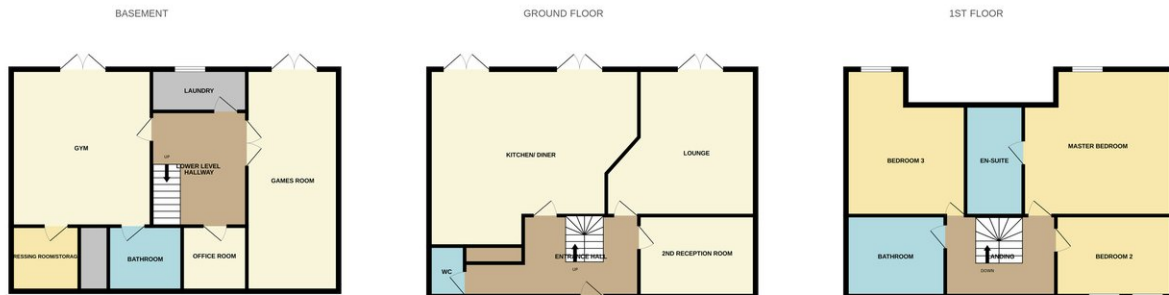


EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B	87	
(69-80) C		
(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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