



**Ann Street, Abercynon CF45
4NW. CF45 4NW**

**FOR SALE
£130,000**



- **3 BEDROOM TERRACED PROPERTY**
- **WELL PRESENTED THROUGHOUT**
- **SORT AFTER VILLAGE LOCATION**



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Property Description

This property located in Ann Street, Abercynon is incredibly family-friendly, with a warm and inviting atmosphere that instantly feels like home.

If your looking for a quiet lifestyle yet easy access to all communications then this is the ideal home for you

It is located in a popular village surrounded by charm and convenience. Close to the village with shops, primary school and health centre within walking distance. Easy access to train Station, A470 and heads of the valleys link roads. Perfect for commuters and anyone with a busy lifestyle.

Property comprises:

Entrance hall. Lounge/Diner. Kitchen. Utility room. Ground floor bathroom. 3 bedrooms. Rear garden

Entrance Hallway

2.19 m x 1.00 m

Enter property via Upvc front door in golden oak. Light and airy with smooth ceiling and walls. Radiator. Power points. Tiled floor

Lounge/Diner

4.72 m x 4.19 m

Lounge diner has space for sofas and dining table and chairs. Featuring a wall mounted fireplace creating a cozy and inviting space. Smooth ceiling with ornate cornice and ceiling rose. Smooth emulsion walls. Laminate flooring. Radiator. Power points. Open staircase leading to first floor. Door to kitchen

Kitchen

2.98 m x 2.59 m

Attractive modern kitchen comprising wall and base units with complimentary work tops. Integrated fridge/freezer and dishwasher. Electric oven and hob. Ceramic sink units and stainless steel taps. Upvc window and door to the rear. Smooth ceiling and walls. Radiator. Power points. Doors leading to utility room and bathroom

Utility room

2.17 m x 1.34 m

Utility room with plumbing for washing machine. Smooth ceiling and walls. Radiator and power points. Shelving creating ample storage space

Downstairs bathroom

3.00 m x 1.63 m

Modern fitted 4 piece bathroom suite. Fixtures to include Bath, WC and sink unit with the added advantage of a freestanding shower. Smooth ceiling and walls with attractive mosaic tiles. Radiator. Tiled floor. uPVC window to the rear

Landing



3.00 m x 1.63 m

Spacious landing with uPVC window to the rear. Doors leading to all 3 bedrooms

Bedroom 1

3.62 m x 2.57 m

Double bedroom with smooth ceiling and walls. Carpeted. uPVC window to the front. Radiator. Power points.

Bedroom 2

2.84 m x 2.52 m

Double bedroom with smooth ceiling and walls. Carpeted. uPVC window to the rear with village views. Radiator and power points.

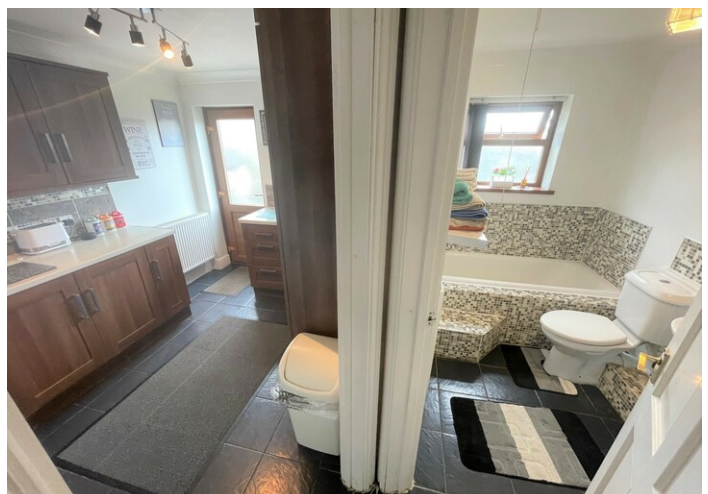
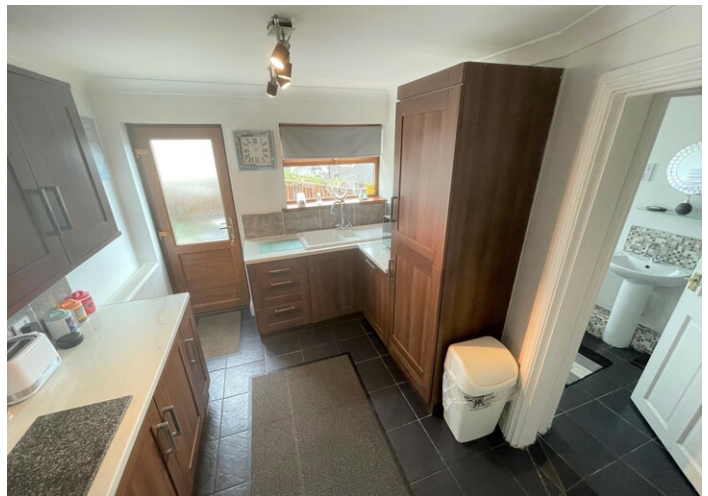
Bedroom 3

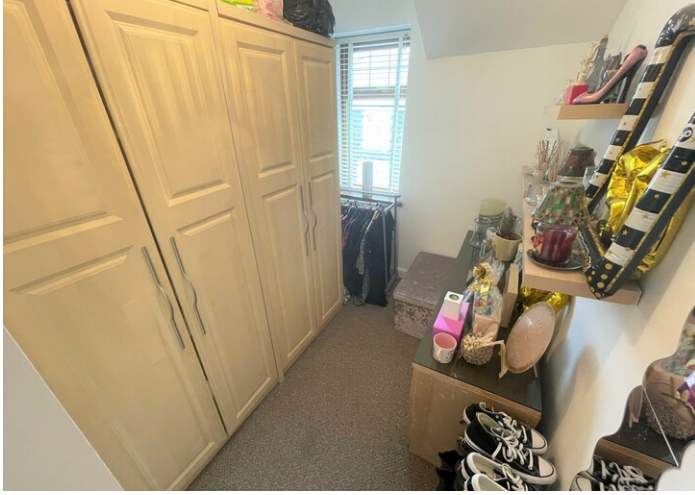
2.62 m x 2.10 m

Smooth ceiling and walls. uPVC window to the front. Radiator and power points. Carpeted.

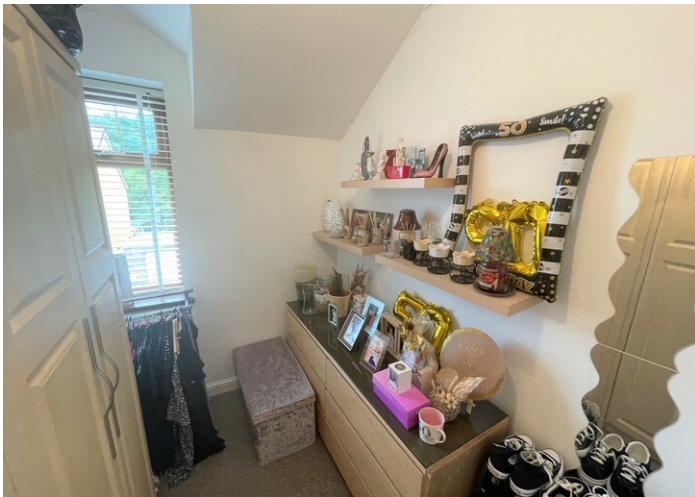
Rear garden

Garden has a sunny aspect and lovely views of the village. Ample patio area with space for patio table and chairs. Steps down to another seating area with artificial grass making the garden virtually maintenance free. Block built shed with storage space. Rear garden gate leading to pedestrian lane









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



While every effort has been made to ensure the accuracy of the floor plan, the measurements shown are approximate and should not be relied upon for legal purposes. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. See also Energy 2002.

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.



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