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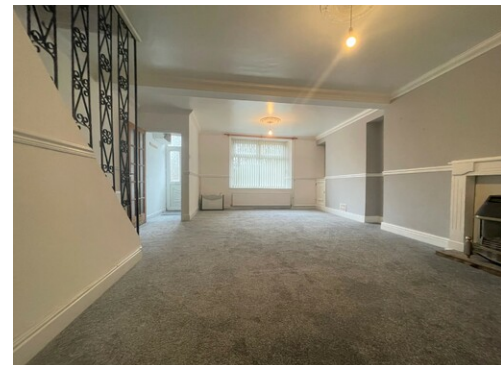
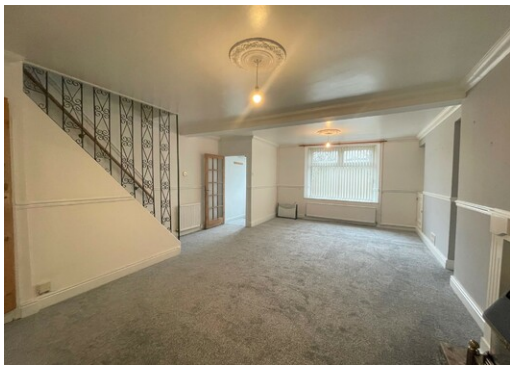
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**River Row, Abercynon
CF45 4TD**

**FOR SALE
£128,000**



- **3 BEDROOMS**
- **ATTIC SPACE**
- **SOUGHT AFTER LOCATION**



3



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Property Description



ENTRANCE HALL

1.90 m x 0.90 m

Entrance via a white uPVC front door. Artex ceiling. Emulsion walls. Carpet flooring. Cupboard housing electric meter and fuse board. Door to lounge.



LOUNGE/DINER

6.70 m x 4.80 m

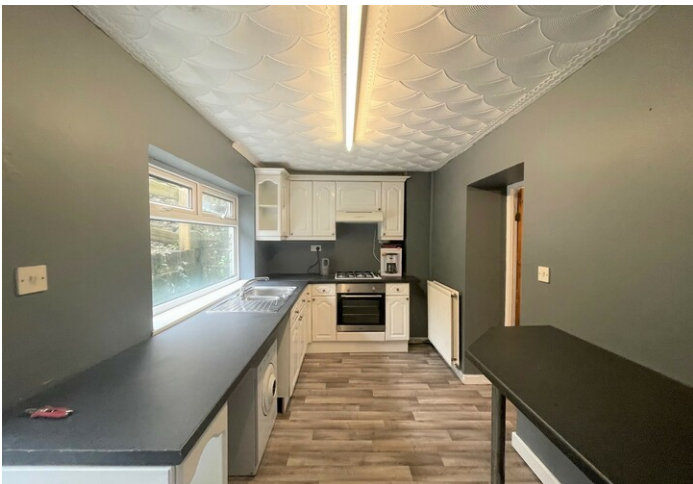
Open plan lounge/diner. Emulsion ceiling with coving and ceiling rose. Emulsion walls and dado rail. Carpet flooring. Two radiators. Power points. Fire surround with hearth housing gas fire with baxi boiler behind. Stairs to the first floor. Door to under stairs storage and door to kitchen. uPVC window to the front.



KITCHEN

4.80 m x 2.20 m

Ample base and wall units in white wood with complimentary black work surface and matching breakfast bar. Artex ceiling. Emulsion walls. Vinyl flooring. Built in oven and hob with extractor above. Stainless steel sink unit. Plumbed for automatic washing machine. Power points. Radiator. uPVC window and door to the rear.



LANDING

Artex ceiling with coving. Emulsion walls with dado rail. Carpet flooring. Doors leading to three bedrooms and 1st floor bathroom. Stairs to attic space.



1ST FLOOR BATHROOM

3.00 m x 2.50 m

Three piece suite in white comprising bath, w.c and wash hand basin. Vinyl flooring. Artex ceiling. Emulsion walls with panelling around bath area. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.60 m x 3.20 m

Artex ceiling. Emulsion walls with two wallpapered as a feature. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.60 m x 3.00 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power point. Built in storage cupboard. uPVC window to the rear.



BEDROOM 3

2.90 m x 2.40 m

Emulsion ceiling and walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



ATTIC SPACE

5.20 m x 4.70 m

Emulsion ceiling and walls. Carpet flooring. Power points. Velux window to the front. Storage space under eave.

EXTERIOR

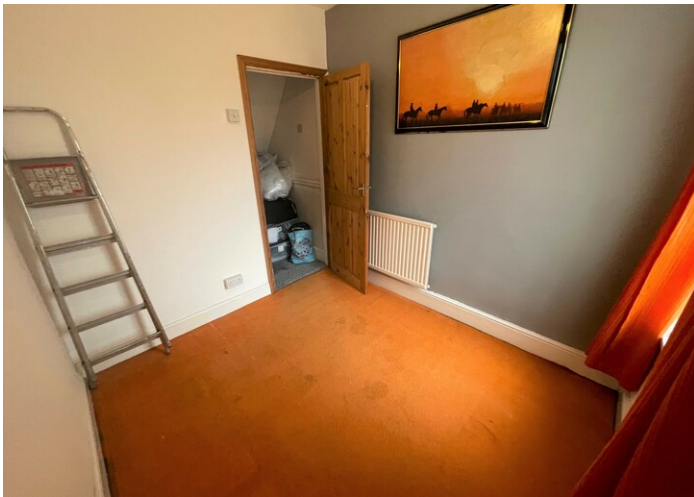


Steps leading to enclosed compact tiered garden. 1st tier is laid with artificial grass and an attractive stone wall. Soil area to the 2nd tier suitable for shrubs.









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.



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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN