



# T Samuel Estate Agents

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Argyle Street, Abercynon  
CF45 4TY

**FOR SALE**  
**£225,000**



- **SPACIOUS FAMILY HOME**
- **SOUGHT AFTER LOCATION**
- **3 BEDROOMS PLUS ATTIC SPACE**



3



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## Property Description

This modern villa-style semi detached home is a true stand out in the market, offering a unique blend of sophistication, comfort and convenience. Don't miss your chance to make this exceptional property your home. Rarely does a property become available in this area with the beauty and elegance that this home brings.



With it's sleek design and maintaining some original features, this home is a true gem and is new to the market. The spacious layout offers comfort and convenience, making it perfect for both relaxing and entertainment.

The interior boasts high-end finishes and creates a warm ambience.

Upstairs, you'll find well appointed bedrooms, each providing a peaceful retreat. The master bedroom features a luxurious en-suite.



Don't miss out on this incredible opportunity and viewings are highly recommended.

The village of Abercynon with it's shops, GP health centre, primary schools and train station is a short stroll away. Local sports centre with it's amenities is a stones throw away and to the rear of the property is a play park, this location is ideal for families.

A470 on your doorstep providing easy access to Cardiff and the Heads of the Valley link roads.



Accommodation: Entrance porch, hallway, lounge, kitchen/diner, utility room, downstairs w.c, master bedroom with en-suite, upstairs family bathroom, a further two bedrooms and attic space.



## ENTRANCE PORCH

1.49 m x 0.95 m

Entrance via an Oak colour uPVC front door. Emulsion ceiling with coving. Emulsion and half wall tiled. Tiled flooring. Cupboard housing electric meter and fuse board. Oak and glass door leading to hallway.



## HALLWAY

Emulsion ceiling with coving. Emulsion walls. Tiled flooring. Cast iron column radiator. Stairs to first floor. Modern be spoke under stair storage with power point. Large Oak sliding door with clear glass to lounge and a further oak door with clear glass panel to the kitchen.



## LOUNGE

6.76 m x 3.24 m

A bright and open space with a cosy electric stove and oak mantle above. Beautiful oak sliding doors and plenty of natural light flowing from the large bay window. It would be the perfect spot to unwind after a hard days work. Emulsion ceiling with decorative coving and ceiling rose. Emulsion walls. Carpet flooring. Two radiators. Power points. uPVC bay window to the front.





## KITCHEN/DINER

7.74 m x 3.76 m

Light Beige high gloss units with deep integrated handles that give easy access. Clean lines bring a modern feel into the kitchen, and subtle handleless doors bring a contemporary feel to the kitchen. White stone effect work surface complimenting the units. Large matching island with built in induction hob, ceramic sink unit with pull out spray tap and plenty of storage underneath. Integrated fridge with separate freezer and microwave. Eye level double ovens. Emulsion ceiling with sunken spotlights. Emulsion walls. Two vertical radiators. Power points. Log burner with oak mantle set in feature wall with natural split stone. Glass partition wall between dining section and utility room, this could easily be removed if required by the new owners. The kitchen/diner is ideal for everyday family living and entertaining. Its versatile space but effortlessly combines functionality and a welcoming atmosphere. uPVC French doors to the rear.



## UTILITY ROOM

2.62 m x 1.84 m

Light beige high gloss unit. White stone effect work surface continuing from kitchen. Plumbed for automatic washing machine and dishwasher. Stainless steel undermount kitchen sink. Smooth emulsion ceiling and walls. Power points. Skylight. Door to downstairs w.c.



## DOWNSTAIRS W.C.

1.53 m x 1.08 m

W.c with wash hand basin. Smooth emulsion ceiling. Smooth emulsion and half tiled walls. Tiled flooring. uPVC window to the rear with frosted glass.





## LANDING

Smooth emulsion walls and ceiling with coving. Carpet flooring. Stairs to open attic space, there is also a further large attic space which is ideal for storage. Power point. Doors to three bedrooms and family bathroom.

## MASTER BEDROOM

5.32 m x 2.86 m

Smooth emulsion ceiling with coving. Smooth emulsion walls. Laminate flooring. Power points. Radiator. Door to en-suite. uPVC window to the rear.



## EN-SUITE

1.94 m x 1.84 m

Large enclosed shower cubicle and w.c. Tiled walls and floors. Extractor fan. White vertical towel radiator.



## UPSTAIRS FAMILY BATHROOM

3.67 m x 2.02 m

White suite comprising corner bath, w.c and wash hand basin built into vanity units. Emulsion ceiling with sunken spotlights. Tiled walls. White towel rail. Tiled flooring. uPVC window to the rear with frosted glass.

## BEDROOM 2

5.01 m x 2.95 m

Smooth emulsion ceiling with coving. Smooth emulsion walls. Carpet flooring. Radiator. Power points. Fitted wardrobes. Two uPVC windows to the front.





### BEDROOM 3

3.01 m x 2.73 m

Measurements taken to the wardrobes. Smooth emulsion ceiling with coving. Smooth emulsion walls. Laminate flooring. Radiator. Power points. Skylight.

### OPEN ATTIC SPACE

3.74 m x 3.61 m

Smooth emulsion walls and ceiling. Carpet flooring. Power points. Under eave storage.



### EXTERIOR

Front - Enclosed front forecourt laid with patio and corner raised border, ideal for planting shrubs. Side entrance.

Rear - Slate patio slabs with a section of artificial lawn. A stunning wooden Pergola with roof, complete with luxurious hot tub, perfect for unwinding and enjoying the outdoors in style. Outside electric and water tap. Rear lane access. Log storage.





#### 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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## FLOORPLAN