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**Lock Street, Abercynon,
Mountain Ash, CF45 4UH**

**FOR SALE
£179,950**



- **3 BEDROOMS PLUS ATTIC SPACE**
- **MODERN KITCHEN & BATHROOM**
- **NEW WINDOWS & DOORS**



3



1



1



Property Description

FULL DESCRIPTION

The perfect family home is one that is spacious comfortable and welcoming. This property has plenty of room for everyone to gather and spend time together, as well as private spaces for relaxation and study.

The home is located in a safe and friendly sort after area of Abercynon. Great schools and parks close by.

The house boasts many attractive features to include new windows and doors in anthracite grey. A spacious living room. Modern fitted kitchen with a fabulous range cooker to stay !

3 bedrooms plus attic space making this the perfect family home. Downstairs bathroom with feature roll top bath tub.

The property's conservatory is an additional living space that blends indoor and outdoor living. The rear garden is a charming and intimate outdoor space and is perfect for relaxing and entertaining. Newly laid porcelain tiles. Ample space here for garden furniture and BBQ.

This immaculate property requires no work or renovation and ready to move into

Conveniently located close to local amenities, primary school and the town centre is easily accessible by foot with it's further shops, health centre and train station. Very close to A470

This home is perfect for those looking to step onto the property ladder and also makes it perfect for families



LOUNGE/DINER

6.90m x 4.60m

Step into this beautiful home via a new grey composite door with super modern fittings. The lounge diner is very spacious and really is the hub of the home. Dining table and chairs are neatly tucked in close to the front window. Just to give you an idea of the space the current owners have a 10ftx10ft corner sofa with still plenty of room for home furnishings.. The focal point of the room is an ornate feature fireplace. Open glass, stainless steel and painted wood staircase. Smooth ceiling with attractive light fitting. Emulsion walls. Radiator. Power points. Carpets laid



KITCHEN/DINER

4.50m x 3.10m

This well designed contemporary glossy grey kitchen has ample wall and floor units with complimentary works tops. Composite sink unit and modern tap. For your convenience you will find built in dishwasher and washing machine and even a wine fridge. There is a Belling electric range cooker perfect for preparing family meals. Space for large upright freezer and fridge. Smooth ceiling. Half tiled and emulsion walls. Glossy porcelain tiled floor. Radiator. Ample power points. .Doors leading to bathroom and conservatory.



CONSERVATORY

3.10m x 2.20m

Conservatory with uPVC windows and French door leading to the garden. Glossy porcelain tiled floor. Made to measure blind to the windows





BATHROOM

3.00m x 190m

The modern 4 piece bathroom design is simply defined by its look. Straight clean lines with attractive roll top bath tub. Freestanding shower. White glossy paneling to the ceiling. Sink unit is set in a vanity unit with useful storage to keep your bathroom clutter free. WC with press touch flush. Fully tiled walls and floor. Finished with chrome heated towel rail makes this a perfect family bathroom, uPVC window to the side of the property



BEDROOM 1

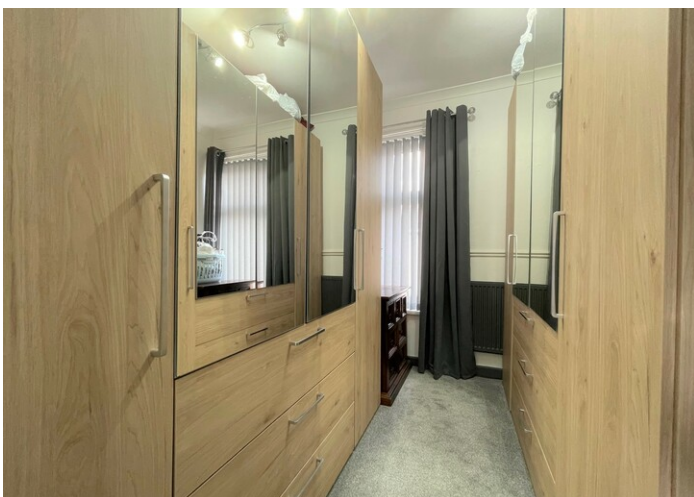
3.70 m x 2.50 m

Artex ceiling. Fashionable half panelled and emulsion walls. Radiator. Power points. Carpets laid. UPVC window to the front of the property

BEDROOM 2

3.30 m x 3.00 m

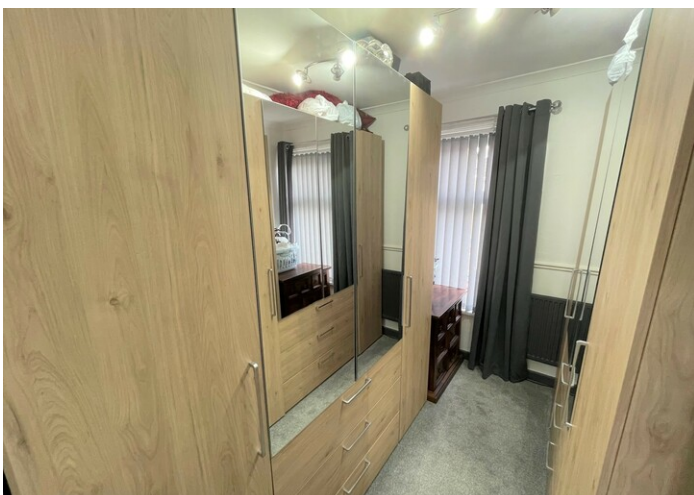
Smooth ceilings. Emulsion walls. Radiator. Power points. Cupboard housing the combination boiler. Carpets laid. uPVC window to the rear



BEDROOM 3

2.90 m x 2.10 m

Smooth ceiling. Emulsion walls. Carpets laid. Radiator. Power points. The current owners are using this space as dressing room. Ample space for wardrobes. uPVC window to the front



ATTIC SPACE

Smooth ceiling. Emulsion walls. 2 Velux fitted with fitted blinds. Carpets laid. This area lends itself to multiple uses. It is the full width of the original house



EXTERIOR

The rear garden is enclosed by painted rendered walls and has rear gated access. It really is an ideal space to relax and entertain friends and family. With the bonus of newly laid porcelain tiled floor. Space for garden furniture and BBQ. There is a useful block built lean to storage area







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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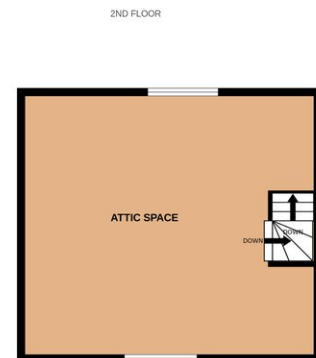
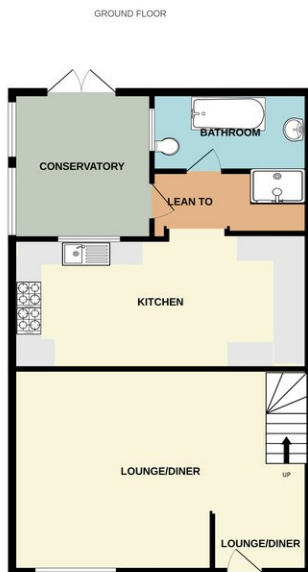


EPC

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

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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