



T Samuel Estate Agents

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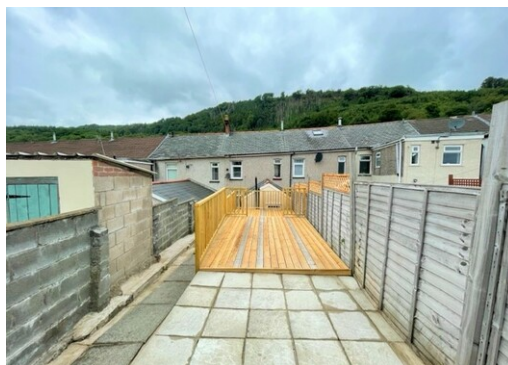
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**Park Street, Abercynon
CF45 4PF**

**FOR SALE
£115,000**



- **3 BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **NO ONWARD CHAIN**



3



1



1



Property Description

*** IDEAL FIRST TIME BUY ***

Mid terrace with three bedrooms situated in the sought after area of Abercynon.

The village with it's shops, health centre, primary school and train station is within walking distance.

Local facilities include a leisure centre with indoor and outdoor swimming pools together with various activities for all the family.

The A470 is a few minutes drive away providing easy access to Cardiff and the Heads of the valley link roads.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom and three bedrooms.

ENTRANCE HALL

4.30 m x 0.90 m

Entrance via a white uPVC front door. Emulsion ceiling. Emulsion and wallpapered walls with dado rail. Laminate flooring. Radiator. Stairs to first floor. Door to lounge. Electric meter and fuse board.

LOUNGE

6.70 m x 3.60 m

Artex ceiling. Emulsion walls with one wallpapered as a feature. Two radiators. Power points. Under stair storage. Door to kitchen. uPVC window to both front and rear allowing in plenty of natural light.



KITCHEN

2.90 m x 2.30 m

White base and wall units with black work surface. Stainless steel sink unit. Built in oven and hob with extractor above. Plumbed for automatic washing machine. Artex ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. Radiator. Power points. Door to downstairs bathroom. uPVC window to the side and door leading to the rear.



DOWNSTAIRS BATHROOM

2.20 m x 1.70 m

White suite comprising bath with shower over head and wash hand basin. Emulsion ceiling. Tiled walls. Vinyl flooring. uPVC window to rear.

1.47m x 0.79m Separate water closet housing w.c. Emulsion walls and ceiling. Radiator. Vinyl flooring. uPVC window to the side.



BEDROOM 1

3.90 m x 2.80 m

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

BEDROOM 2

2.90 m x 2.90 m

Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Built in storage cupboard housing combi boiler. uPVC window to the rear.





BEDROOM 3

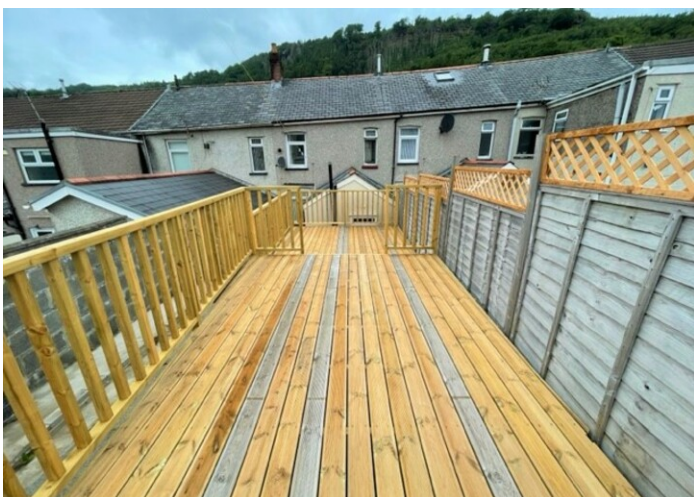
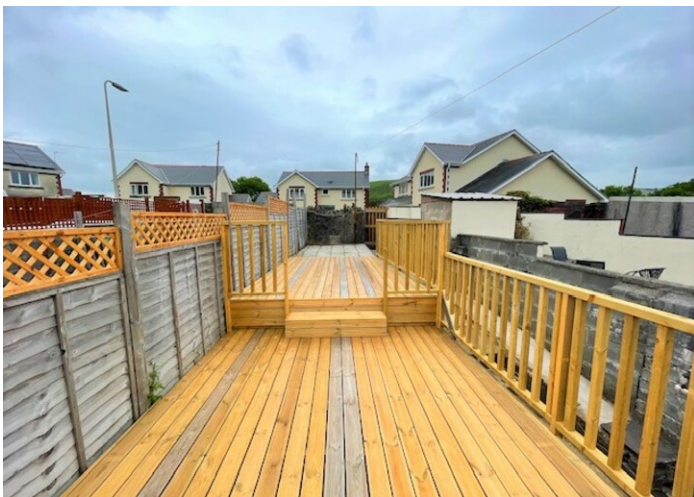
2.80 m x 2.00 m

Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.

EXTERIOR



Concrete section with 2 steps leading to an enclosed decked area which has recently been laid. Patio section. Rear access.









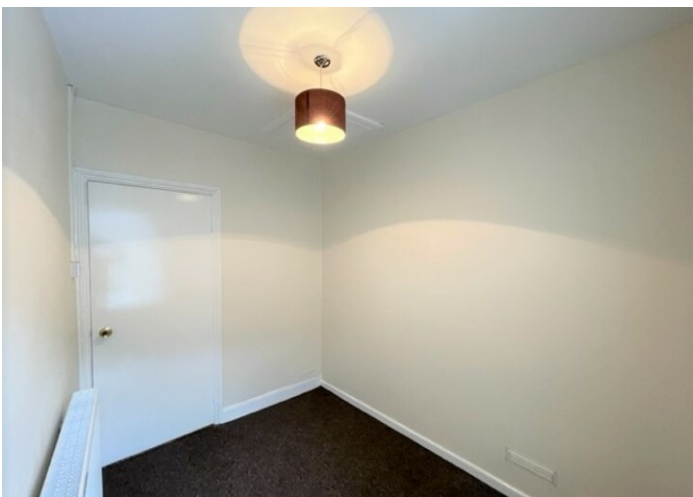
Misdescriptions Act 1991

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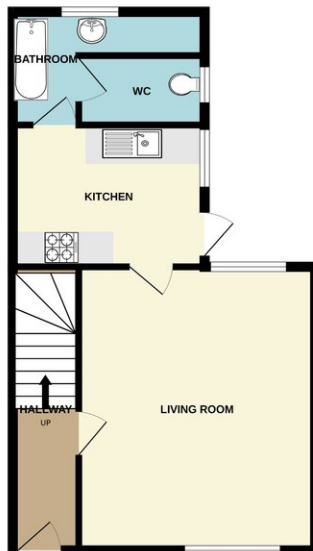


EPC

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

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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