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**Abercynon Road, Abercynon
CF45 4LU**

**FOR SALE
£110,000**



- **3 BEDROOMS**
- **UPSTAIRS BATHROOM**
- **IN NEED OF UPGRADING**



3



1



1



Property Description

*** LOOKING FOR A PROPERTY WITH POTENTIAL ***

Spacious 3 bedroom property in need of upgrading. Has the potential to increase it's value and appeal.

Located close to amenities which is very convenient for daily living.

Walking distance to local sports centre with it's indoor and outdoor activities.

A few minutes drive away from the A470 and situated on main bus route making this an ideal location for commuters.

The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge, kitchen/diner, three bedrooms and upstairs bathroom.



ENTRANCE HALL

2.77 m x 1.24 m

Entrance via white uPVC front door. Artex ceiling with coving. Emulsion walls with dado rail and half wallpapered. Carpet flooring. Radiator. Electric meter and fuse board. Door to lounge.



LOUNGE

6.22 m x 3.43 m

Artex ceiling with coving. Emulsion walls with dado rail and half wallpapered. Stairs to first floor. Door to kitchen. Carpet flooring. Two radiator's Power points. uPVC window to the front and one looking into kitchen/diner.





KITCHEN/DINER

4.80 m x 3.49 m

Kitchen area with space for bistro table and chairs. Ample base and wall units in wood effect with complimentary black work surface. Built in oven and hob with extractor hood above. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling with perspex over dining section. Emulsion walls with tiles around work surface. Laminate flooring. Radiator. Power points. Under stair storage. uPVC french doors leading to exterior.



LANDING

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Doors to three bedrooms and upstairs bathroom.



UPSTAIRS BATHROOM

Three piece suite comprising bath, wash hand basin with unit underneath and w.c. Tongue and groove ceiling. Emulsion walls with dado rail and tiles around splash back areas. Radiator. Carpet flooring. Cupboard with louvre doors housing combi boiler. uPVC window to the rear with frosted glass.

BEDROOM 1

3.67 m x 2.88 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.





BEDROOM 2

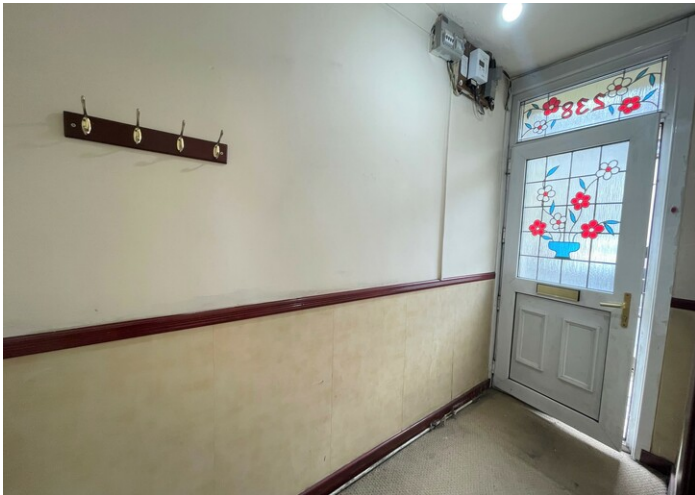
2.95 m x 2.68 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

BEDROOM 3

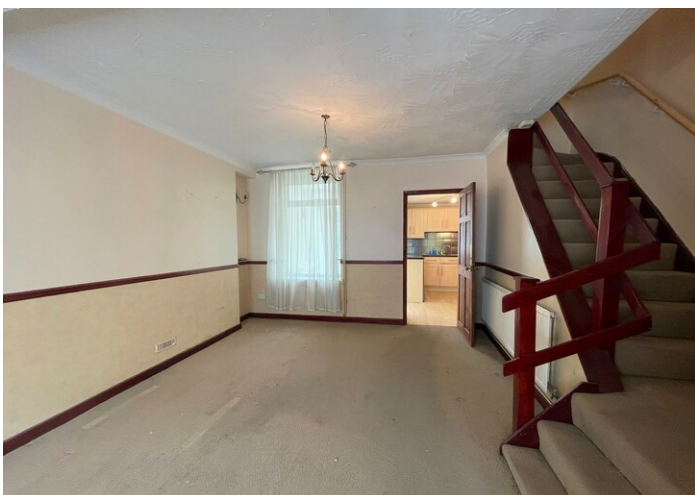
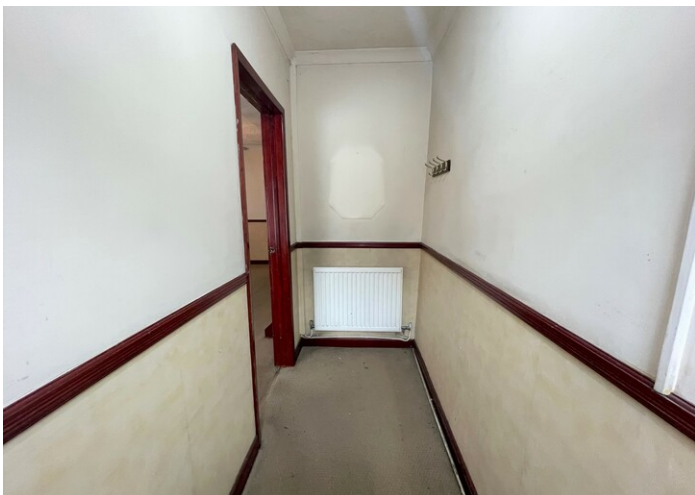
2.78 m x 1.78 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



EXTERIOR

Patio area with steps leading down to a further enclosed patio section. Wooden storage shed. Views of the surrounding mountain side.









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

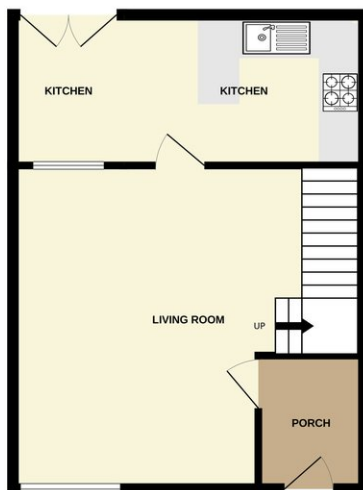
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding 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.

EPC

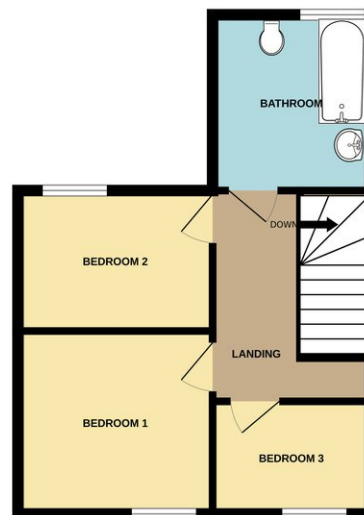
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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