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Avondale Street, Ynysboeth
CF45 4YY

FOR SALE
£105,000



- **3 BEDROOMS**
- **GARAGE TO THE REAR**
- **SOLD WITH VACANT POSSESSION**



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Property Description

*** THREE BEDROOMS WITH GARAGE TO THE REAR ***

T Samuel Estate Agents are pleased to bring to the market this 3 bedroom property situated in Avondale Street, Ynysyboeth.

The property is in need of some updating and offers good size family accommodation. Huge bonus is the garage to the rear.

Local primary school and convenience store a few minutes walk away. The village of Abercynon with it's shops, train station, GP centre and further primary school is a few minutes drive away or can be reached via public transport or a brisk walk.

Abercynon sports centre with it's facilities are also within walking distance.

Sold with vacant possession and no chain, viewing is recommended.

The A470 is a short drive away providing access to Cardiff and the Heads of the Valley link roads.

Accommodation: Entrance porch, lounge, kitchen, downstairs shower room with separate toilet, utility room and three bedrooms (master bedroom having w.c). To the rear there is a garage accessible via rear lane.

ENTRANCE PORCH

1.37 m x 0.00 m

Entrance via hardwood front door. Emulsion walls and ceiling. Electric meter and fuse board. Carpet flooring. Radiator. Half brick wall with window allowing in light to lounge. Door to lounge.



LOUNGE

6.31 m x 3.66 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Power points. Two radiators. Door to large under stairs storage. Door to kitchen. uPVC window to the front and utility room.



KITCHEN

4.46 m x 2.91 m

Wooden base and wall units with complimentary work surface. Emulsion ceiling. Emulsion walls with tiles around work surface. Tiled flooring. Wall mounted boiler. Power points. Radiator. Doors to first floor and downstairs shower room. Hard wood to utility room. Fluorescent strip lighting. uPVC window to the side.



DOWNSTAIRS SHOWER ROOM

2.11 m x 1.80 m

Large shower enclosure with hand basin and vanity unit. Emulsion ceiling with sunken spotlights. Tiled walls and floor. Chrome wall mounted radiator. Door to separate w.c. uPVC window to the rear with frosted glass.



SEPARATE W.C.

1.60 m x 0.87 m

W.c in white. Tiled walls and floor. Emulsion ceiling with sunken spot lights. uPVC window to the side with frosted glass.

UTILITY ROOM

1.90 m x 1.80 m

Single base unit with stainless steel sink unit. Perspex roof. Tiled walls. Plumbed for automatic washing machine. Power points. Hardwood door to the exterior.



LANDING

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Doors to three bedrooms. Attic access.

MASTER BEDROOM

3.46 m x 2.60 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Wash hand basin. Storage cupboard/wardrobe. Door to w.c. uPVC window to the rear.



UPSTAIRS W.C. IN MASTER BEDROOM

1.06 m x 0.85 m

White w.c. Emulsion ceiling. Tiled walls. Carpet flooring.

BEDROOM 2

3.69 m x 2.61 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Storage cupboard/wardrobe. uPVC window to the front.



BEDROOM 3

2.63 m x 1.84 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Storage cupboard/wardrobe. uPVC window to the front.



EXTERIOR

Concrete area with steps leading to a pathway. Garage to the rear with roller shutter doors. Outside water tap.







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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



