



**Greenfield Terrace, Abercynon.
CF45 4TL**

FOR SALE
Offers over £125,000



- **3 BEDROOM TERRACED**
- **LOTS OF POTENTIAL**
- **VACANT POSSESSION**





Property Description

T Samuel Estate Agents are please to bring to market this 3 bedroom mid terraced property. Situated in the ever popular Greenfield Terrace, Glancynon, Abercynon. Vacant possession.

The property offers spacious accommodation so perfect for making your own, with many original features you really have the potential of making an amazing home.

Sort after location which is just a short drive to the A470 and heads of the valleys link roads. Close to local shops, Primary Schools, Health Centre & Train Station. Abercynon sports centre with swimming pool, gym and other activities is within walking distance. Close to the Taff Trail which is great for walks and bike rides. Bike Park Wales is just a 15 minutes car ride away.

Property comprises:

Entrance hallway, 2 reception rooms, dining room, kitchen & ground floor WC. 3 bedrooms and family bathroom to the first floor. Garden has rear lane access.

Entrance hallway

5.87 m x 0.91 m

Entrance to the property is via timber door. Artex ceiling with ornate original corbels. Wallpapered walls. Carpeted flooring. Painted staircase with panelled areas. Under stairs storage. Doors leading to reception rooms and kitchen.



Reception 1

3.70 m x 2.89 m

First reception room accessed through reception room 2 via sliding glass doors. Artex ceiling and wall papered walls. Carpeted flooring. Radiator. uPVC window to the front. Vintage fireplace.



Reception 2

3.70 m x 2.79 m

Artex ceiling and wall papered walls. Carpeted flooring. Power points. Aluminium window to the rear. Vintage tiled fireplace.



Dining room

4.86 m x 3.19 m

Artex ceiling and wall papered walls. Carpeted flooring. Wall & base units in dark oak. Complimentary worktops. Aluminium window to the side and doors leading to kitchen. Fireplace. Aluminium window to the rear. Door leading to back hallway and WC

Kitchen

1.95 m x 1.49 m

Poly carbonate roof. Emulsion walls. Tiled flooring. Base unit in dark oak housing sink unit. Space for freestanding oven & hob. Upvc window to the rear



Back hallway

1.95 m x 0.95 m

Artex ceiling and emulsion walls. Door leading to WC and rear garden

WC

1.12 m x 0.85 m

Artex ceiling and emulsion walls.
Aluminium window to the rear. WC and
Wash hand basin



Landing

Split landing. Artex ceiling and wall
papered walls.

Bedroom 1

4.67 m x 3.07 m

Spacious master bedroom. Artex ceiling
and wall papered walls. Carpeted
flooring. Upvc windows to the front.
Radiator. Power points.



Bedroom 2

3.53 m x 2.89 m

Artex ceiling and emulsion walls.
Aluminium window to the rear.
Carpeted flooring. Power points.



Bedroom 3

3.20 m x 2.95 m

Smooth emulsion ceilings and walls.
Carpeted flooring. Aluminium window to
the rear. Boiler. Power points.



First floor bathroom

1.86 m x 1.55 m

Artex ceiling and wallpapered walls with
some tiling. 3 piece white bathroom
suite to include bath tub, WC and Wash
hand basin. Aluminium window to the
side. Carpeted flooring.

Rear garden

Flat rear garden is accessed via just a few steps. Patio area with mature shrubs. Block built storage shed. Potential for off road parking subject to planning permission.









EPC

FLOORPLAN



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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