



**Glancynon Terrace, Abercynon.
CF45 4TF**

**FOR SALE
£127,500**



- **SOUGHT AFTER LOCATION**
- **BATHROOM DOWNSTAIRS**
- **THREE BEDROOMS, ONE WITH ENSUITE**



3



2



2



Property Description

**** GOOD SIZE FAMILY HOME IN SOUGHT AFTER LOCATION ****

Nestled in a sought after location, this three bedroom property presents a prime opportunity for those seeking a blend of comfort and customisation. With a focus on family living, the house boast a bespoke kitchen, offering a unique and personalised culinary experience. The inclusion of a downstairs bathroom and ensuite to one of the bedrooms enhances the convenience and privacy within the home.

This property invites the new owners to infuse their style and create a harmonious living space tailored to their preferences, making it an enticing prospect for those looking to craft their dream family home in a desirable location.

Local convenience store on your doorstep, a short walk away is the village of Abercynon with it's further shops, GP surgery, primary school and train station. Abercynon also has it's own leisure centre with play park which is easily reached on foot.

A stones throw away is the A470 providing easy commute.

Sold with vacant possession and no onward chain. This property could qualify for an Empty Homes Grant, offering potential buyers a great opportunity for additional financial support subject to meeting the eligibility criteria.

Accommodation: Entrance hall, 2 reception rooms, kitchen, downstairs bathroom and separate w.c, utility room, three bedrooms and one with ensuite.

ENTRANCE HALL

Entrance via a brown uPVC front door. Artex ceiling. Wallpaper walls. Tiled flooring. Radiator. Stairs to first floor. Door to reception room. Electric meter and fuse board.



RECEPTION ROOM 1

3.90 m x 3.50 m

Large bay window to the front allowing natural light to flow through. Wallpaper ceiling with coving. Wallpaper and panelled walls. Carpet flooring. Radiator. Power points. Sliding doors to reception room 2.



RECEPTION ROOM 2

3.82 m x 3.32 m

Marble effect fire surround housing electric coal effect fire. Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window into lean too/utility room.



KITCHEN

3.73 m x 2.89 m

Bespoke wooden kitchen with ample base and wall units and matching breakfast bar. Complimentary black work surface. Built in oven and hob with extractor above. Stainless steel sink unit. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. Under stairs storage. Door to inner hallway. uPVC window and door into lean to/utility room.



DOWNSTAIRS BATHROOM

2.15 m x 2.11 m

Two piece suite comprising bath and wash hand basin. Panelled ceiling. Tiled walls. Radiator. Tiled flooring. uPVC window to the rear with frosted glass.



SEPARATE W.C. DOWNSTAIRS

1.52 m x 0.95 m

W.c. Tiled walls and floors. Panelled ceiling. uPVC window to the rear with frosted glass.

UTILITY ROOM

3.83 m x 1.95 m

Perspex roof. Tiled flooring. Emulsion walls. Power points. uPVC door with glass panel to the side leading to the exterior.



LANDING

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Attic access. Doors leading to three bedrooms. Built in storage.

BEDROOM 1

4.75 m x 3.73 m

Generous size front bedroom. Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

3.25 m x 2.66 m

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



BEDROOM 3

2.97 m x 2.65 m

Emulsion ceiling with coving ornate ceiling rose. Emulsion walls. Carpet flooring. Radiator. Power points. Double doors leading to en-suite. uPVC window to the side.



EN-SUITE

2.97 m x 1.41 m

Wall mounted shower with bi fold half height doors, w.c and wash hand basin. Emulsion ceiling. Tiled walls. Non slip flooring. Radiator. uPVC window to the rear.



EXTERIOR

Front forecourt and low maintenance rear garden laid with patio. Perfect for entertaining guests or relaxing. With no houses behind, you'll enjoy added privacy and tranquility.







EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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