



# T Samuel Estate Agents

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Lock Street, Abercynon  
CF45 4UH

**FOR SALE**  
**£155,000**



- **3 BEDROOMS**
- **GARAGE TO THE REAR**
- **SOUGHT AFTER LOCATION**



3



1



2



## Property Description

### ENTRANCE HALL

2.70 m x 1.00 m

Entrance via an oak colour uPVC front door. Emulsion walls and ceiling. Cupboard housing electric meter and fuse board. Radiator. Doors leading to reception rooms. Laminate flooring.



### RECEPTION ROOM 1

3.80 m x 2.70 m

Emulsion walls with one wallpapered as a feature. Emulsion ceiling. Radiator. Power points. uPVC window to the front.



### RECEPTION ROOM 2

3.80 m x 3.80 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Door to under stairs storage. Stairs to first floor. Open entrance to kitchen.



### KITCHEN

5.00 m x 3.10 m

Ample base and wall units in wood with chrome handles and complimentary black work surface. Emulsion ceiling with sunken spot lights. Emulsion walls with one wallpapered as a feature. Tiles around work surface. Tiled floor. Built in oven and hob with extractor hood above. Radiator. Power points. Stainless steel sink unit. Door leading to utility room. Two velux windows and uPVC French doors to the rear.





## UTILITY ROOM

2.70 m x 1.20 m

Plumbed for automatic washing machine. Wall mounted boiler. Emulsion walls and ceiling. Tiled flooring. Door to downstairs w.c. Power points. uPVC window to the rear.



## DOWNSTAIRS W.C.

1.60 m x 1.10 m

Two piece suite in white comprising w.c and wash hand basin with vanity unit . Emulsion walls and ceiling. Radiator. Tiled flooring. uPVC window with frosted glass to the side.



## LANDING

Emulsion walls and ceiling. Power points. Doors to three bedrooms and upstairs bathroom. Attic access. Original floorboard flooring.

## UPSTAIRS BATHROOM

2.30 m x 2.10 m

Three piece suite in white comprising bath with over head shower and shower screen, w.c and wash hand basin. Emulsion ceiling. Emulsion walls with tiles around bath and splash back area. Wall mounted radiator. Laminate flooring. uPVC window to the rear with frosted glass.





### BEDROOM 1

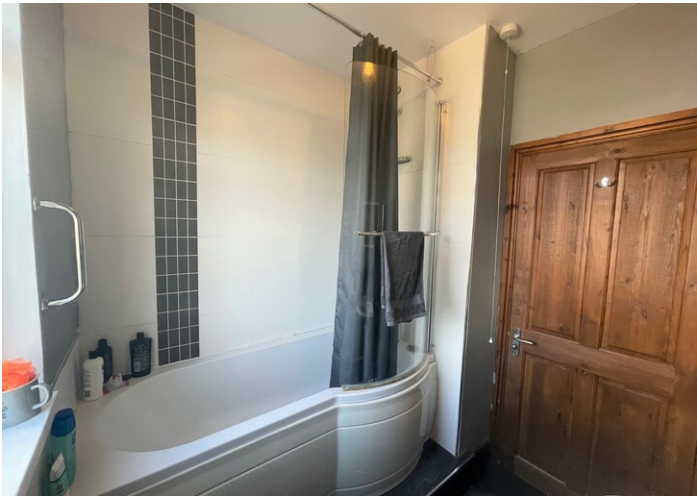
3.80 m x 2.90 m

Emulsion walls and one wallpapered as a feature. Emulsion ceiling. Original floorboard flooring. Radiator. Power points. uPVC window to the front.

### BEDROOM 2

3.20 m x 2.90 m

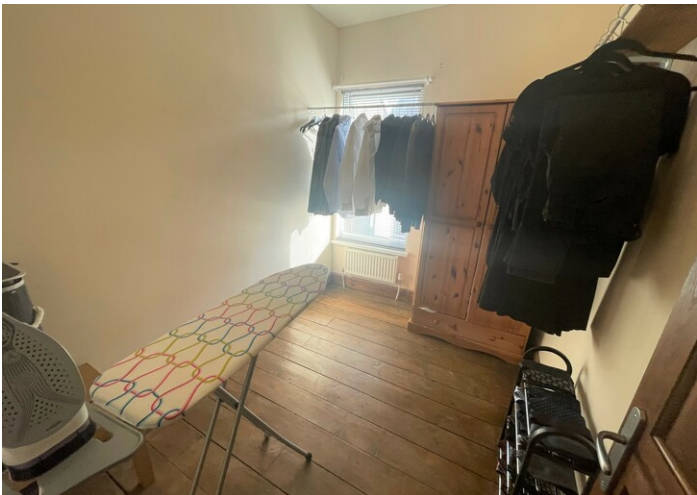
Emulsion walls and ceiling. Original floorboard flooring. Radiator. Power points. uPVC window to the rear.



### BEDROOM 3

2.80 m x 2.10 m

Emulsion walls and ceiling. Original floorboard flooring. Radiator. Power points. uPVC window to the front.



### EXTERIOR

Enclosed patio area and garage to the rear













#### 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 |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         | 86        |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 61      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

## FLOORPLAN