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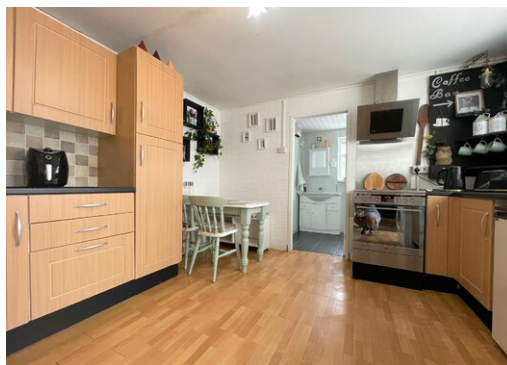
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**Park View Terrace, Abercwmboi
CF44 6AB**

**FOR SALE
£125,000**



- **3 BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **CLOSE TO AMENTIES**



3



1



2



Property Description

HALLWAY

2.90 m x 0.90 m

The front of the property is finished in attractive pebble-dash with white uPVC windows and door. There is a timeless stone fronted wall with joint stepped access to the raised artificial grassed forecourt. Entrance to the property is via uPVC front door into spacious hallway with doors leading to first & second reception rooms. Smooth emulsion ceiling. Emulsion walls with tile effect cushion flooring. Radiator. Power points



RECEPTION 1

3.40 m x 2.80 m

Artex ceiling. Emulsion walls with feature panelled wall. Painted floor. Radiator. Power points. uPVC window to the front of the property. This room is currently used as a bedroom.



RECEPTION 2

Artex ceiling. Emulsion walls with feature wall papered wall. An attractive focal point to the room is a feature marble fireplace. Laminate floor. Radiator. Power points. uPVC window to the rear of the property Door leading to the kitchen



KITCHEN

3.90 m x 3.60 m

Smooth emulsion ceiling. Emulsion walls with tiled splashbacks. Floor and wall units in beech effect with complimentary black worktops. Plumbing for washing machine. Freestanding oven & hob. Upvc window to the side of the property. Doors to the rear garden and bathroom.



DOWNSTAIRS SHOWER ROOM

2.60 m x 1.70 m

Three piece white shower room. Panelled ceilings and walls. Wall to wall built in shower. A great feature is the Wash hand basin set vanity unit offering plenty of storage. Tile effect laminate floor. uPVC window to the rear of the property. Door to separate WC



SEPERATE WC

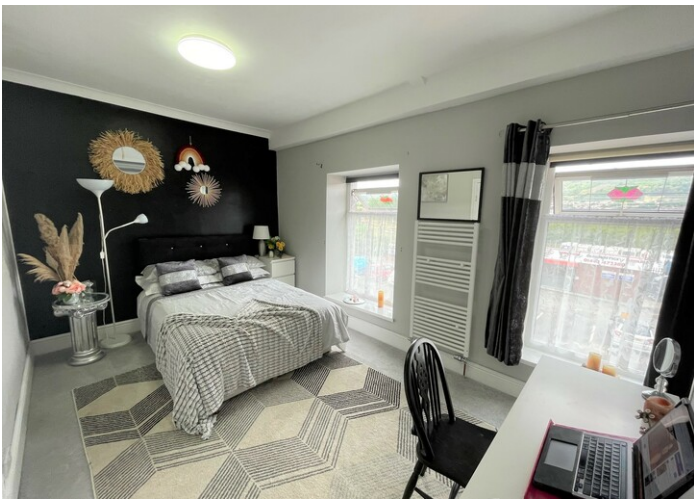
1.70 m x 0.90 m

White WC with tile effect laminate floor. Panelled walls and ceiling. uPVC window to the rear

LANDING

3.50 m x 0.90 m

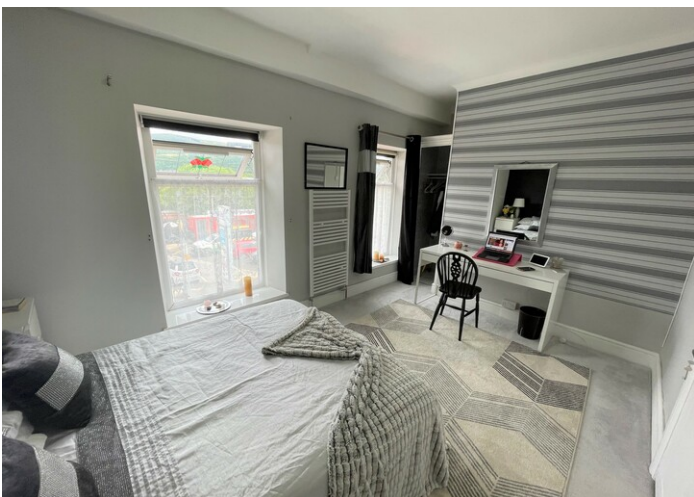
Smooth emulsion ceiling. Emulsion walls. Carpets laid. Door leading to all bedrooms



BEDROOM 1

4.40 m x 2.60 m

Spacious bedroom with 2 uPVC windows to the front of the property. Smooth emulsion ceiling and emulsion walls. Built in fitted cupboard. Carpets laid. Heated towel rail Power points





BEDROOM 2

2.90 m x 2.50 m

Smooth emulsion ceiling. A lovely mix of emulsion walls and a feature wallpaper wall. uPVC window to the rear. Worcester combination boiler in the corner. Carpets laid. Radiator & Power points



BEDROOM 3

3.00 m x 2.40 m

Smooth emulsion ceiling and walls. uPVC window to the rear. Radiator and power points. Currently used as a dressing room with ample space for wardrobes and dressing table

Exterior



Rear garden with patio area, step leading up to grassed area with trees and shrubs.









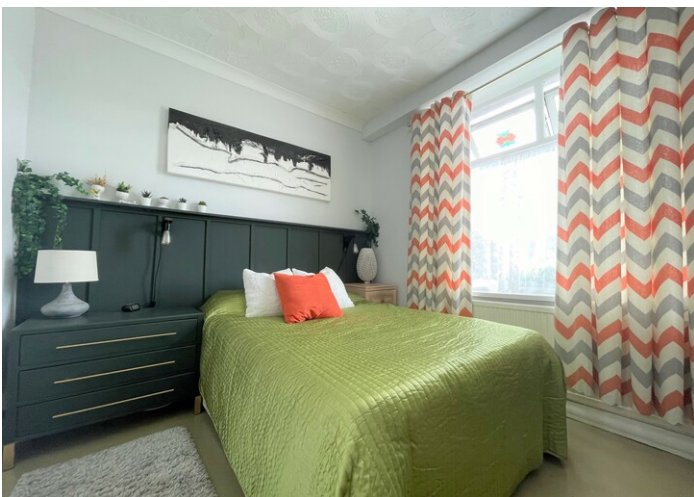
Misdescriptions Act 1991

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.



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EPC

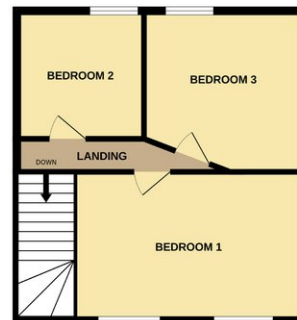
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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