



# T Samuel Estate Agents

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Jenkin Street, Abercynon  
CF45 4UL

**FOR SALE**  
**£139,995**



- **3 BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **SOUGHT AFTER LOCATION**



3



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1



## Property Description

### ENTRANCE HALL

1.30 m x 0.90 m

Entrance via a white uPVC front door. Electric meter and fuse board. Carpet flooring. Stairs to first floor. Door to lounge.



### LOUNGE

6.30 m x 4.50 m

Emulsion walls and ceiling. Carpet flooring. Two radiators. Power points. Under stairs storage cupboard. Door to kitchen. uPVC window to the front.



### KITCHEN

4.10 m x 2.80 m

Ample base and wall units in grey with complimentary black work surface. Halogen hob and built in oven. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Vinyl flooring. Two radiators. Power points. Plumbed for automatic washing machine. Stainless steel sink unit. uPVC window and door to the rear. Door to downstairs bathroom.



### DOWNSTAIRS BATHROOM

3.80 m x 1.70 m

White three piece suite comprising bath with over head shower and glass screen, w.c and wash hand basin. Emulsion ceiling with sunken spotlights. Emulsion walls with tiles around splash area. Vinyl flooring. Radiator. uPVC window with frosted glass to the rear.



## LANDING

Emulsion walls and ceiling. Carpet flooring. Doors leading to three bedrooms. Attic access.

## BEDROOM 1

4.70 m x 2.70 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.



## BEDROOM 2

3.60 m x 2.40 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Wall mounted boiler. uPVC window to the rear.



## BEDROOM 3

2.70 m x 2.30 m

Emulsion walls and ceiling. Carpet . Radiator. Power points. uPVC window to the rear.



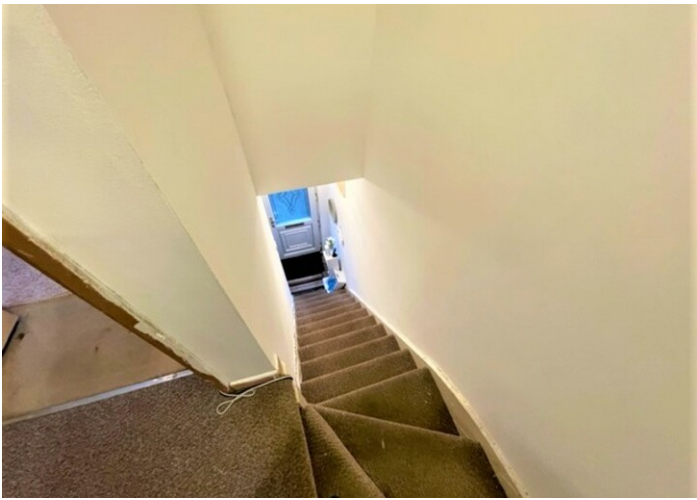


## EXTERIOR

Enclosed patio area with a section laid with wood chippings. Plastic storage shed. Rear lane access.









#### 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
<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

GROUND FLOOR



1ST FLOOR



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