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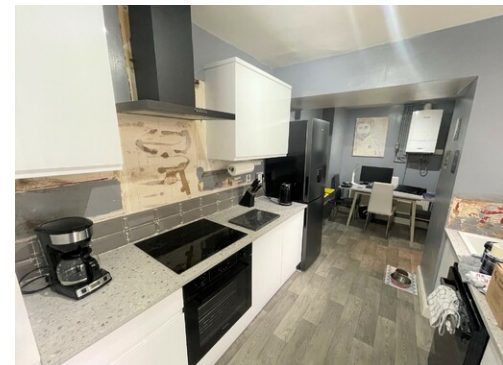
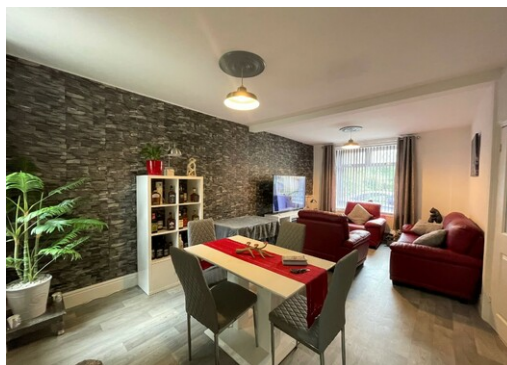
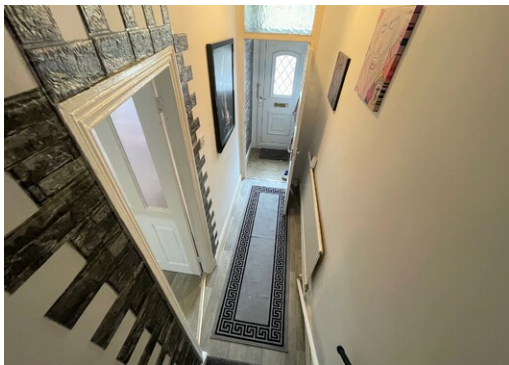
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**Abercynon Road, Abercynon,
CF45 4LU**

**FOR SALE
£110,000**



- **3 BEDROOMS**
- **END OF TERRACE**
- **DOWNSTAIRS BATHROOM AND
UPSTAIRS W.C.**



3



1



1



Property Description

* FAMILY HOME IN POPULAR LOCATION *

End of terrace property with 3 bedrooms situated in the popular location of Abercynon.

Walking distance to local sport centre with it's indoor and outdoor activities. The village of Abercynon can also be reached by foot providing shops, primary school, GP health centre and train station.

Situated on the main bus route and the A470 is a short drive away providing easy access to Cardiff and the Heads of the Valley link roads.

Accommodation: Entrance porch, entrance hallway, lounge, kitchen/diner, downstairs bathroom, three bedrooms and upstairs w.c.



ENTRANCE PORCH

1.20 m x 1.10 m

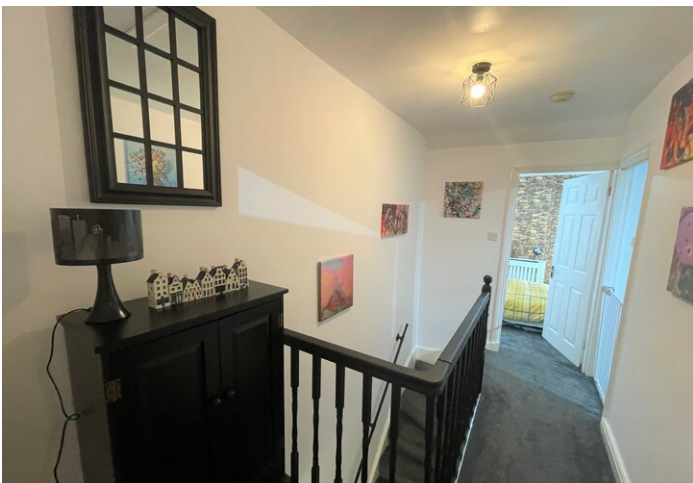
Entrance via a brown uPVC front door. Emulsion ceiling. Emulsion wall and one wallpapered as a feature. Tiled floor. Electric meter and fuse board. Door to hallway.



ENTRANCE HALL

2.56 m x 1.05 m

Emulsion ceiling. Emulsion walls. Vinyl flooring. Stairs to the first floor. Door to lounge. Radiator.



LOUNGE 6.46 m x 3.63 m

Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Vinyl flooring. Two radiator's Power points. Under stairs storage. Door to kitchen/Diner. Dual aspect uPVC windows to the front and rear allowing in plenty of natural light.



KITCHEN/DINER

5.50 m x 2.41 m

Good size kitchen with space for dining table. Ample base and wall units in white gloss with complimentary marble effect work surface. Built in oven with halogen hob and extractor hood above. Emulsion walls and ceiling. Vinyl flooring. Plumbed for dish washer. Wall mounted boiler. Radiator. Power points. Door leading to downstairs bathroom. uPVC window to the side and door leading to exterior.



DOWNSTAIRS BATHROOM

2.36 m x 2.26 m

Three piece suite in white comprising bath with over head shower and glass screen, w.c and wash hand basin with vanity unit. Artex ceiling. Bathroom panelled walls. Vinyl flooring. Wall mounted modern grey radiator. Plumbed for automatic washing machine. uPVC window to the side with frosted glass.



LANDING

Emulsion ceiling and walls. Carpet flooring. Attic access. Power points. Doors leading to three bedrooms and upstairs w.c.

BEDROOM 1

4.79 m x 2.79 m

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



UPSTAIRS W.C

1.77 m x 1.07 m

W.c and wash hand basin with vanity unit. Emulsion ceiling. Emulsion walls with tiles around splash back area. Vinyl flooring.



BEDROOM 2

3.07 m x 2.58 m

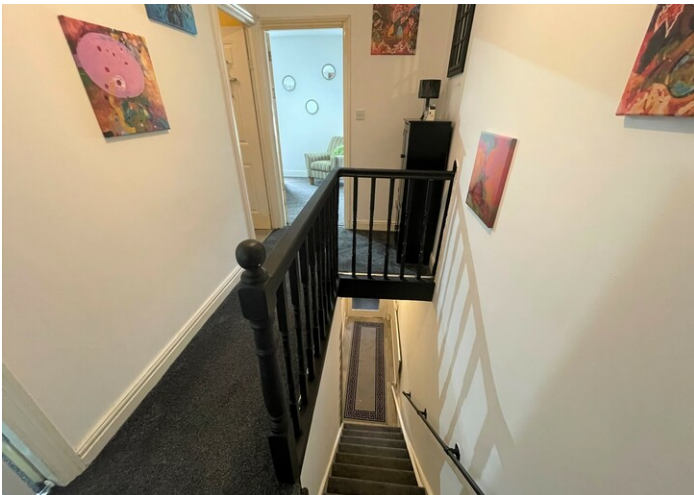
Emulsion ceiling. Emulsion walls with one wallpapered as a feature. Carpet flooring. Radiator with decorative covering. Power points. uPVC window to the side.



BEDROOM 3

3.63 m x 2.89 m

'L' shaped with measurements taken into the longer part of the room. Emulsion ceiling and walls. Carpet flooring. Power points. Radiator. uPVC window to the rear.



EXTERIOR

Artificial lawn section ideal for patio table and chairs. Steps leading to tiered section in need of a bit of TLC. Side and rear entrance









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

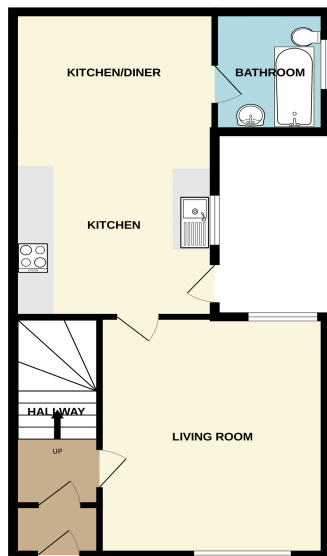
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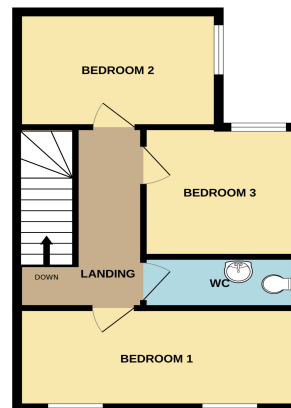
EPC to follow

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 in 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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