



Jenkin Street

Abercynon Mountain Ash, CF45 4UL

£155,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- SUBSTANTIALLY SIZED LOUNGE/DINER
- SPACIOUS KITCHEN
- COMBI BOILER
- UPSTAIRS BATHROOM

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**** NO ONWARD CHAIN * DESIRED LOCATION * SUBSTANTIALLY SIZED LOUNGE/DINER * SPACIOUS KITCHEN * THREE BEDROOMS * UPSTAIRS BATHROOM * COMBI BOILER ****

Sell Right Estate Agents are proud to present to the market this three bedroom terraced property in Abercynon. The property's location allows to easy access to the A470 road providing quick links to Cardiff to the south and Merthyr Tydfil to the north. Additionally, the property is well served by being within a short walking distance to Abercynon train station and all local shops and amenities. The ground floor accommodation comprises of an entrance hallway, lounge/diner and a spacious kitchen. The first floor benefits from a roomy landing area which offers access to four piece bathroom suite and three well proportioned bedrooms. Externally the property boasts a low maintenance garden to the rear with lane access provided. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold
 Council Tax Band: B
 Gross Annual Council Tax Charge: £1674.53
 Parking: On Street
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas via combi boiler
 Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
 Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed door to front, papered walls, textured ceiling, laminate flooring, door to lounge/diner.

Lounge/Diner 20' 11" x 16' 1" (6.38m x 4.90m)

UPVC double glazed window to front, papered walls, textured ceiling, laminate flooring, radiator, door to kitchen, stairs to first floor landing.

Kitchen 12' 11" x 11' 1" (3.94m x 3.38m)

UPVC double glazed window and door to rear, plastered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap.

First Floor Landing

Papered walls, textured ceiling, carpet flooring, doors to bathroom and three bedrooms.

Bathroom 7' 8" x 9' 5" (2.33m x 2.88m)

UPVC double glazed window to rear, tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled corner bath, shower cubicle.

Bedroom One 12' 11" x 9' 1" (3.94m x 2.78m)

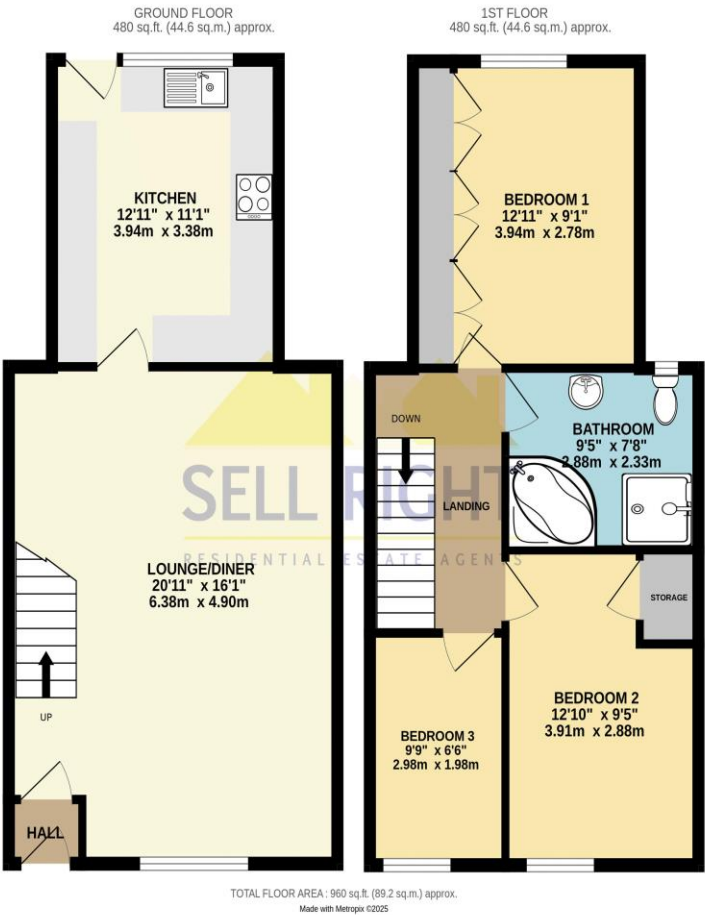
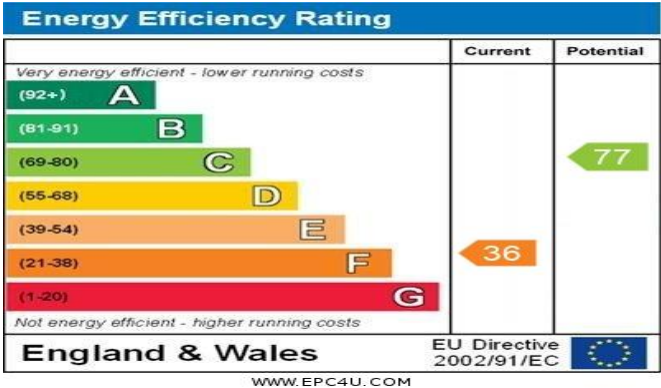
UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, doors to fitted wardrobes.

Bedroom Two 12' 10" x 9' 5" (3.91m x 2.88m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to cupboard housing combi boiler.

Bedroom Three 9' 9" x 6' 6" (2.98m x 1.98m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.