



**Ann Street, Abercynon,
Mountain Ash, CF45 4NW.**

FOR SALE
£179,950



- **3 BEDROOMS PLUS ATTIC SPACE**
- **SOUGHT AFTER AND POPULAR LOCATION**
- **WELL PRESENTED AND GENEROUS LIVING SPACE**



3



1



2



Property Description

This beautifully presented three-bedroom terraced house with versatile attic space is nestled in the sought-after and popular area of Abercynon. Offering generous living space that is surprisingly spacious inside, this family home perfectly combines comfort, practicality, and convenience.

Situated within walking distance to village amenities including shops, GP surgery, primary school, and train station, it's an ideal location for families. Local play parks, rugby and football pitches, and the renowned Taff Trail for walking and cycling are all close by, providing excellent opportunities for outdoor activities and an active lifestyle. The nearby A470 offers quick access for commuters, while a local sports centre with indoor and outdoor facilities is just a short stroll away.

Inside, a welcoming entrance hall leads to a bright lounge featuring a stylish feature wall and stairs to the first floor. The dining room connects seamlessly to a well-equipped kitchen, complete with modern units and handy external access. Upstairs, three bedrooms offer fitted wardrobes and tasteful décor, complemented by a modern bathroom and versatile attic space.

The fully enclosed rear garden is private and low maintenance, with a patio, decorative stone pathway, artificial lawn, and a large storage shed—perfect for outdoor living and family gatherings.

Don't miss out on this fantastic family home—contact us today to arrange a viewing!

ENTRANCE HALL

Step through the elegant oak uPVC front door into a bright and welcoming entrance hall. The space features smooth emulsion ceilings with coving and recessed spotlights for a modern touch. A stylish feature wall with contemporary wallpaper adds character, complemented by sleek laminate flooring. A half-glazed oak door leads invitingly into the lounge, setting the tone for the rest of this beautifully presented home.



LOUNGE

6.67 m x 4.69 m

A bright and inviting lounge offering the perfect space to relax or entertain. Finished with smooth emulsion walls and ceiling, complemented by a stylish feature wallpapered wall and quality laminate flooring. The room enjoys plenty of natural light through a uPVC window to the front and uPVC French doors opening to the rear garden. Stairs lead to the first floor, and there is direct access to the dining room, creating a comfortable and flowing layout throughout the home.



DINING ROOM

3.10 m x 3.06 m

Stylish and welcoming, the dining room features an emulsion ceiling with coving and smooth emulsion walls, including one striking feature wallpapered wall. The space is finished with attractive tiled flooring and benefits from a radiator, convenient power points, and a uPVC window to the side that fills the room with natural light. There is also direct access through to the kitchen, creating an easy flow for everyday living and entertaining.



KITCHEN

2.91 m x 2.77 m

A well-equipped kitchen offering both style and functionality. Fitted with an excellent range of wood-finish base and wall units complemented by light work surfaces and a white sink with drainer. Features include a built-in oven and hob with extractor hood above, and plumbing for an automatic washing machine. The emulsion ceiling with coving and recessed spotlights enhances the bright, contemporary feel, while the emulsion walls are accented with natural stone-effect split-face tiling around the work surface area and a modern feature panelled wall. The space also includes a radiator, multiple power points, a uPVC window overlooking the rear, and a uPVC door providing access to the exterior.



LANDING

The landing area features an emulsion ceiling with coving and smooth emulsion walls, complemented by carpet flooring. Practical touches include power points and useful under-stairs storage. Oak doors lead to three bedrooms and the bathroom, with stairs continuing to the attic space above.



UPSTARIS BATHROOM

2.97 m x 2.90 m

A beautifully presented modern bathroom featuring a freestanding slipper bath, separate shower cubicle, wash hand basin, and close-coupled W.C. The space is finished with an emulsion ceiling and recessed spotlights, complemented by emulsion walls with tasteful tiling around splashback areas. Practical vinyl flooring adds durability and style, while built-in storage cupboards provide convenient organisation. A uPVC window with frosted glass overlooks the rear, allowing natural light while maintaining privacy.



BEDROOM 1

3.31 m x 2.70 m

A spacious and tranquil main bedroom featuring an emulsion ceiling with coving and smooth emulsion walls, including one stylish feature wallpapered wall. Soft carpet flooring adds warmth underfoot, while a modern vertical radiator provides efficient heating. Large fitted wardrobes offer excellent storage, and a uPVC window to the rear fills the room with natural light.



BEDROOM 2

3.78 m x 2.82 m

A comfortable and well-appointed bedroom featuring an emulsion ceiling with coving and smooth emulsion walls, including one stylish feature wallpapered wall. Carpet flooring, while large fitted wardrobes provide ample storage space. A uPVC window to the front fills the room with natural light.



BEDROOM 3

3.03 m x 2.09 m

A bright and inviting bedroom featuring an emulsion ceiling with coving and smooth emulsion walls, including one stylish feature wallpapered wall. Carpet flooring adds comfort, and multiple power points offer convenience. A uPVC window to the front fills the room with natural light.



ATTIC SPACE

A versatile attic area with emulsion ceilings and walls, finished with durable laminate flooring. Equipped with a radiator and multiple power points, this space is brightened by a Velux window to the rear, offering natural light and potential for a variety of uses — from storage to a home office or additional living space.



EXTERIOR

The property benefits from a fully enclosed rear garden, offering privacy and a peaceful outdoor retreat. A paved patio area provides an ideal spot for relaxing or entertaining, with a few steps leading up to a decorative stone pathway. This pathway continues to a low-maintenance section featuring an artificial lawn—perfect for easy upkeep and outdoor enjoyment. Additional highlights include a large storage shed and convenient rear lane access.







EPC

FLOORPLAN



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.