



# T Samuel Estate Agents

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**Valley View, Ynysboeth, Abercynon  
CF45 4NH**

**FOR SALE  
£280,000**



- **4 BEDROOMS**
- **OFF ROAD PARKING**
- **EXECUTIVE DETACHED NEW BUILD**



4



2



2





## Property Description

\*\*\* NEWLY BUILT EXECUTIVE HOME \*\*\*

Check out this amazing 4 bed executive detached property !

It's never been lived in, so you'll be the first to experience it's pristine beauty.

And guess what ? It's nestled in a charming cul de sac of just 3 houses, offering you the ultimate privacy and exclusivity.

The property comes with ample parking to the front and panoramic views of the local mountain side.

The specification of this home is done to a high standard throughout.

Local amenities within walking distance and the village of Abercynon is a short drive away providing further amenities, GP surgery, super school and train station. There is a local sports centre and play parks for the children close by.

The A470 is on your door step providing easy access to Cardiff and the heads of the valleys link road.

Viewings are highly recommended.

Accommodation comprises: Entrance hall, lounge/dining room/kitchen, reception room, utility room, downstairs wc/cloakroom, upstairs bathroom, 4 bedrooms plus en-suite.



### HALLWAY

Entrance via a composite front door. Emulsion walls and ceiling. Radiator. Power points. Ceramic tiled floor. Stairs to first floor with oak balustrade. Oak doors to lounge, 2nd reception room and kitchen.



## RECEPTION ROOM 2

4.10 m x 3.20 m

Double glazed bay window to the front. Radiator. Power points. Oak flooring.



## LOUNGE/KITCHEN/DINING ROOM

9.10 m x 7.10 m

Emulsion walls and ceilings Double glazed bay window to the front. Radiators. Power points. Oak flooring to the lounge/dining area. Double glazed French doors to the rear. An extensive range of wall and base units. Wooden worktops. Sink and drainer with mixer taps. Five ring gas hob and electric double oven with canopy extractor over. Built-in dishwasher. Wall mounted feature radiator. Ceramic tiled flooring. Double glazed door to the side. Double glazed window to the rear.



## W.C./CLOAKROOM

Emulsion walls and ceiling. Low level flush WC. and wash hand basin inset to vanity unit. Splash back tiling. Radiator. Ceramic tiled flooring. Double glazed window to the rear.



## UTILITY ROOM

3.40 m x 1.50 m

Emulsion walls and ceiling. A range of wall and base units. Wooden worktops. Sink and drainer with mixer tap. Plumbed for automatic washing machine and tumble dryer. Radiator. Power points. Ceramic tiled floor. Double glazed window to the side.





## LANDING

Emulsion walls and ceiling. Oak balustrade. Radiator. Power points. Oak doors leading to upstairs bathroom and four bedrooms. Double glazed window to the front



## UPSTAIRS BATHROOM

White suite comprising 'P' style bath with power shower over. Low level flush w.c. Wash hand basin inset into vanity unit. Fully tiled walls. Wall mounted feature towel rail. Ceramic tiled flooring. Double glazed window to the rear.

## BEDROOM 1

3.50 m x 3.20 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Oak door to en-suite. Double glazed window to the front.



## EN-SUITE

Double shower cubicle with power shower. Low level flush w.c. Wash hand basin inset to vanity unit. Fully tiled walls. Wall mounted feature towel rail. Ceramic tiled flooring. Double glazed window to the side.





#### BEDROOM 2

3.80 m x 3.20 m

Emulsion walls and ceilings. Carpet flooring. Radiator. Power points. Double glazed window to front.

#### BEDROOM 3

3.20 m x 2.80 m

Emulsion walls and ceilings. Carpet flooring. Radiator. Power points. Double glazed window to the rear.



#### BEDROOM 4

3.70 m x 3.10 m

Emulsion walls and ceilings. Carpet flooring. Radiator. Power points. Double glazed window to the front. Attic hatch.



#### EXTERIOR

Front - Paved forecourt with open aspect of the valley views. Triple hard stand for parking. Path access to the side leading to rear.

Rear - Indian sand stone patio area with steps leading to artificial lawn section providing low maintenance enclosed garden.









#### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## FLOORPLAN

