



**Bali-hai, Salisbury Road,
Abercynon. CF45 4NU**

FOR SALE
£199,995



- **DETACHED BUNGALOW**
- **WRAP AROUND GARDENS**
- **AMAZING VIEWS TO THE FRONT**



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Property Description

T Samuel Estate Agent are pleased to offer for sale this detached bungalow with wrap around gardens.

Situated on a spacious plot with sloping terrain. it offers plenty of room for all your needs.

The desirable location provides stunning views.

Plus, with the potential to go into the attic, you can expand your living space even further.

It could be the perfect place to call home !

Situated in the village of Abercynon with local shops, health centre, sports centre, primary school and train station.

The A470 is a short drive away providing easy access to Cardiff and the Heads of the Valley link roads.

The property is to be sold with no onward chain.

Accommodation; Entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

ENTRANCE HALL

Entrance via an aluminium front door. Wallpaper ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Electric meter and fuse board. Attic access with pull down ladder. Window with obscure glass looking into kitchen. Double doors leading to large lounge, two bedrooms and bathroom.



LOUNGE/DINER

7.77 m x 3.62 m

Beautiful views to the front of the surrounding valley. Slate fireplace housing coal effect fire. Wallpaper ceiling. Emulsion walls. Carpet flooring. Three radiators. Power points. Dual aspect uPVC windows to the front and rear allowing in plenty of natural light. Entrance to the kitchen.



KITCHEN

3.62 m x 3.17 m

White base and wall units with complimentary work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in oven and hob. Fluorescent strip lighting. Panelled ceiling. Emulsion walls with tiles around work surface. Laminate flooring. Power points. Glow worm freestanding boiler. uPVC door and windows to the rear.



BATHROOM

3.13 m x 2.07 m

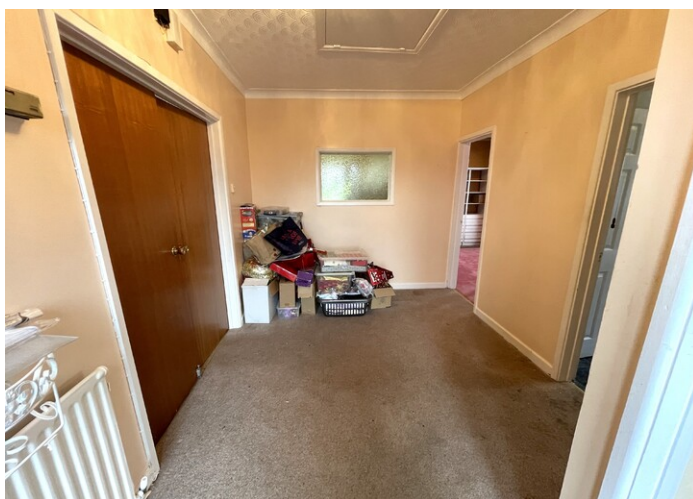
Large shower cubicle with w.c and wash hand basin with vanity unit. Emulsion ceiling. Tiled walls and floor. Radiator. Built in storage cupboard. uPVC window to the side with frosted glass.



BEDROOM 1

4.08 m x 3.20 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Two radiators. uPVC window to the front.



BEDROOM 2

3.45 m x 3.03 m

Wallpaper ceiling with coving. Emulsion walls. Carpet flooring. Two radiators. Power points. uPVC window to the side.



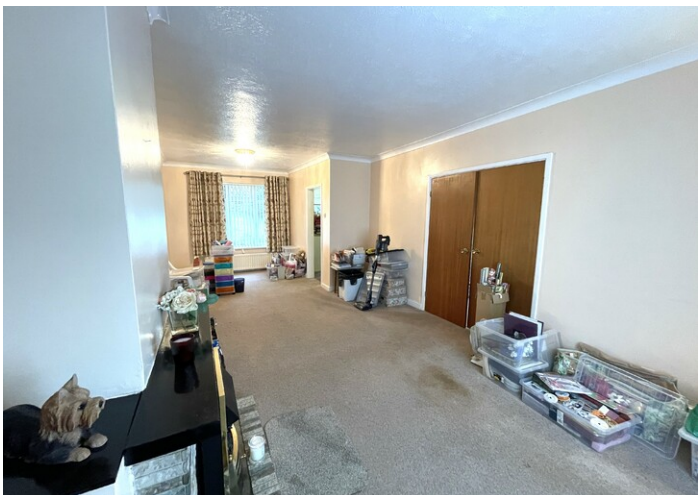
EXTERIOR

Front - Sloping and tiered laid with mature shrubs and trees. Amazing views of the surrounding valley.

Side - Crazy paving slabs, ideal to sit and admire the views. Wooden storage shed. On the opposite side, you have a pathway with decorative gravel.

Rear - Small amount of steps leading to lawn area with more mature shrubs. Second tier with dry stone wall and glass greenhouse.











EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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

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