



**Greenfield Terrace, Abercynon.
CF45 4TL**

**FOR SALE
£118,000**



- **3 BEDROOM TERRACED**
- **LOTS OF POTENTIAL**
- **VACANT POSSESSION**



3



1



2



Property Description

***** CONVEYANCING FEES UPTO £1000 PAID FOR A FIRST TIME BUYER BY VENDOR *****

T Samuel Estate Agents are please to bring to market this 3 bedroom mid terraced property. Situated in the ever popular Greenfield Terrace, Glancynon, Abercynon. Vacant possession.

The property offers spacious accommodation so perfect for making your own, with many original features you really have the potential of making an amazing home.

Sort after location which is just a short drive to the A470 and heads of the valleys link roads. Close to local shops, Primary Schools, Health Centre & Train Station. Abercynon sports centre with swimming pool, gym and other activities is within walking distance. Close to the Taff Trail which is great for walks and bike rides. Bike Park Wales is just a 15 minutes car ride away.

Property comprises:

Entrance hallway, 2 reception rooms, dining room, kitchen & ground floor WC. 3 bedrooms and family bathroom to the first floor. Garden has rear lane access.

Entrance hallway

5.87 m x 0.91 m

Entrance to the property is via timber door. Ornate original corbels. Carpeted flooring. Painted staircase with panelled areas. Under stairs storage. Doors leading to reception rooms and kitchen.



Reception 1

3.70 m x 2.89 m

First reception room accessed through reception room 2 via sliding glass doors. Carpeted flooring. Radiator. uPVC window to the front. Vintage fireplace.



Reception 2

3.70 m x 2.79 m

Carpeted flooring. Power points. Window to the rear. Vintage tiled fireplace.



Dining room

4.86 m x 3.19 m

Carpeted flooring. Wall & base units in dark oak. Complimentary worktops. Window to the side and doors leading to kitchen. Fireplace. Window to the rear. Door leading to back hallway and WC



Kitchen

1.95 m x 1.49 m

Poly carbonate roof. Emulsion walls. Tiled flooring. Base unit in dark oak housing sink unit. Space for freestanding oven & hob. Upvc window to the rear



Back hallway

1.95 m x 0.95 m

Door leading to WC and rear garden



WC

1.12 m x 0.85 m

Window to the rear. WC and Wash hand basin

Landing

Split landing. Doors to bedrooms.



Bedroom 1

4.67 m x 3.07 m

Spacious master bedroom. Carpeted flooring. Upvc windows to the front. Radiator. Power points.



Bedroom 2

3.53 m x 2.89 m

Window to the rear. Carpeted flooring. Power points.

Bedroom 3

3.20 m x 2.95 m

Smooth emulsion ceilings and walls.
Carpeted flooring. Window to the rear.
Boiler. Power points.



First floor bathroom

1.86 m x 1.55 m

3 piece white bathroom suite to include
bath tub, WC and Wash hand basin.
Window to the side. Carpeted flooring.



Rear garden

Flat rear garden is accessed via just a
few steps. Patio area with mature
shrubs. Block built storage shed.
Potential for off road parking to the rear
subject to planning permission.





EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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