



**Bassett Street, Abercynon.
CF45 4SP**

**FOR SALE
£110,000**



- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **SOLD WITH NO ONWARD CHAIN**



3



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1



Property Description

*** THREE BEDROOMS WITH NO ONWARD CHAIN ***

Calling all dream home seekers!

This three bedroom gem in a sought after area of Abercynon, is ready for your personal touch.

With a little updating, including a new kitchen and some garden work, you can transform this space into the perfect haven. Imagine the possibilities!

Conveniently located a short stroll away from the village of Abercynon, you'll have the amenities at your fingertips such as shops, GP surgery, primary school, leisure centre and train station.

The A470 is a few minutes drive away providing easy access for commuters.

Accommodation: Hallway, lounge, kitchen, downstairs bathroom and three bedrooms.

ENTRANCE HALL

Entrance via coloured composite front door. Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Stairs to first floor. Electric meter and fuse board. Door to lounge.



LOUNGE

6.39 m x 3.47 m

Tiled hearth with wooden fire surround. Artex ceiling. Emulsion walls. Carpet flooring. Under stairs storage. Door to kitchen. Two radiators. Power points. Dual aspect windows allowing plenty of natural light.



KITCHEN

2.98 m x 2.68 m

Double base unit and double wall unit with work surface. Stainless steel sink unit. Radiator. Power points. Artex ceiling. Emulsion walls. Vinyl flooring. Plumbed for automatic washing machine. Door to downstairs bathroom. uPVC window and door to the rear.



DOWNSTAIRS BATHROOM

2.55 m x 2.35 m

Half height shower screen to wet room area, w.c and wash hand basin with vanity unit. Emulsion walls with panelling around wet room section. Emulsion ceiling. Radiator plus a wall mounted chrome radiator. Dual aspect windows with frosted glass.



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Attic access. uPVC window to the rear. Doors to three bedrooms.



BEDROOM 1

3.80 m x 2.58 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

3.15 m x 2.63 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. uPVC window to the rear.



BEDROOM 3

3.05 m x 2.11 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



EXTERIOR

Concrete section with steps leading down to garden with rear lane access.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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