



**Aberdare Road, Abercynon.
CF45 4NY**

**FOR SALE
£122,500**



- **THREE BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**
- **DOWNSTAIRS W.C AND UPSTAIRS BATHROOM**



3



1



2



Property Description

**** THREE BEDROOMS IN SOUGHT AFTER LOCATION ****

T Samuel Estate Agents bring this exciting opportunity in Abercynon!

This charming three bedroom terraced property is a must see.

Newly laid carpets, flooring, electrics and freshly plastered walls. This home offers a modern and cosy living space.

Benefits from rental compliance with wired smoke alarms for added safety.

The convenience of a downstairs w.c and upstairs bathroom adds to the comfort of this home.

Don't miss out on this gem in a popular location.

The village of Abercynon is within walking distance with it's shops, GP surgery, primary school and train station.

A few minutes drive away is the A470 providing easy access for commuters.

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, two reception rooms, kitchen utility room, downstairs w.c, lean to, three bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a white uPVC front door. Newly laid carpets. Emulsion walls and ceiling. Radiator. Power points. Electric meter and fuse board. Stairs to first floor. Door to reception rooms.



RECEPTION ROOM 1

3.74 m x 2.72 m

Emulsion walls and ceiling. Newly laid carpet. Power points. Open plan into reception room 2. uPVC window to the front.



RECEPTION ROOM 2

3.69 m x 3.52 m

Emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. Door to kitchen. uPVC window into lean to.



KITCHEN

3.45 m x 2.62 m

Ample base and wall units with white gloss with chrome handles and complimentary wooden work surface. White sink unit. Wall mounted boiler. Extractor hood. Under stairs storage. Emulsion walls with tiles around work surface. Emulsion ceiling. Tiled flooring. Door to utility room. uPVC window to the side and uPVC door to lean to.



UTILITY ROOM

2.17 m x 1.90 m

White glass base unit with wooden work surface. Plumbed for automatic washing machine. Emulsion walls and ceiling. Tiled flooring. Door to downstairs w.c. uPVC window to the rear with frosted glass.



DOWNSTAIRS W.C.

1.44 m x 0.91 m

W.C. Emulsion walls and ceiling. Tiled flooring. uPVC window to the rear with frosted glass.



LEAN TO

1.77 m x 1.34 m

Perspex roof. Emulsion walls. Tiled flooring. uPVC door with side windows to the rear.



LANDING

Emulsion walls and ceiling. Newly laid carpet. Doors to three bedrooms and rear landing with access to upstairs bathroom. Power points.

UPSTAIRS BATHROOM

Three piece suite in white comprising bath with shower over head and glass screen, w.c and wash hand basin. Emulsion walls and ceiling. Vinyl flooring. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.83 m x 2.48 m

Emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. uPVC window to the front.



BEDROOM 2

0.00 m x 2.60 m

Emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.89 m x 2.11 m

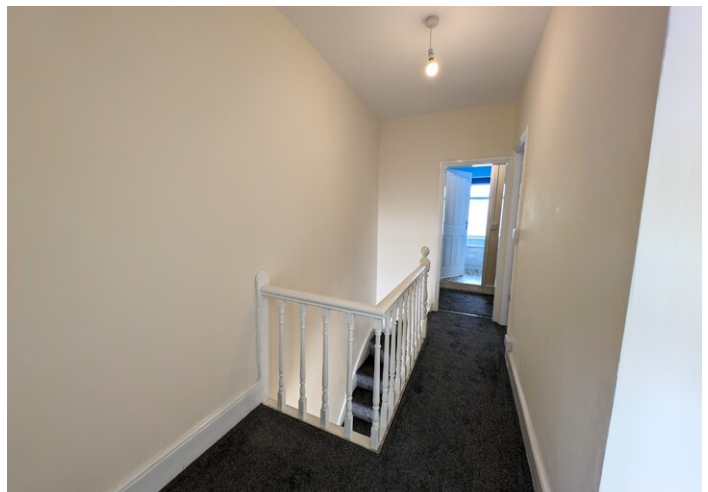
Emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. uPVC window to the front. Attic access.



EXTERIOR

Front - Steps to front forecourt.

Rear - Patio slabs with outside tap. Steps leading to tiered area. Rear lane access.



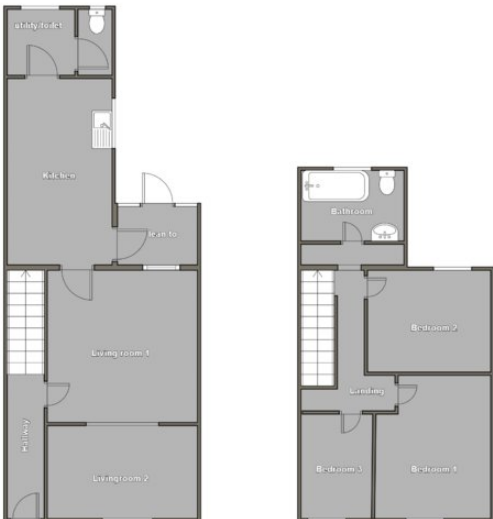




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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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