



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

**FOR SALE
£135,000**



- **3 BEDROOMS**
- **FIRST FLOOR BATHROOM &
DOWNSTAIRS WC**
- **OFF ROAD PARKING FOR 4 VEHICLES**



3



1



2



Property Description

T Samuel Estate Agents are pleased to bring market this 3 bedroom end of terrace with off road parking for 4 vehicles in the very popular Greenfield Terrace, Abercynon.

This property while in need of some updating, presents a fantastic opportunity to transform into an incredible family home in a sought after location.

Property comprises:

Hallway, spacious living room, second reception room, kitchen and ground floor WC. To the first floor 3 Bedrooms and generously sized wet room.

The rear garden provides patio with area laid to lawn complete with garden shed. Potential buyers will be especially drawn to the off parking for 4 vehicles, featuring double gated access leading to both the front and rear of the property.

Conveniently positioned, including local shops, a health center, a primary school, and the nearby train station, all within easy reach.

With quick access to the A470 just a few minutes away, commuting to Cardiff and connecting to the Heads of the Valley link roads is simple.

This property will not be on the market for long so please contact our office to view at your earliest convenience.

Hallway

3.68 m x 1.65 m

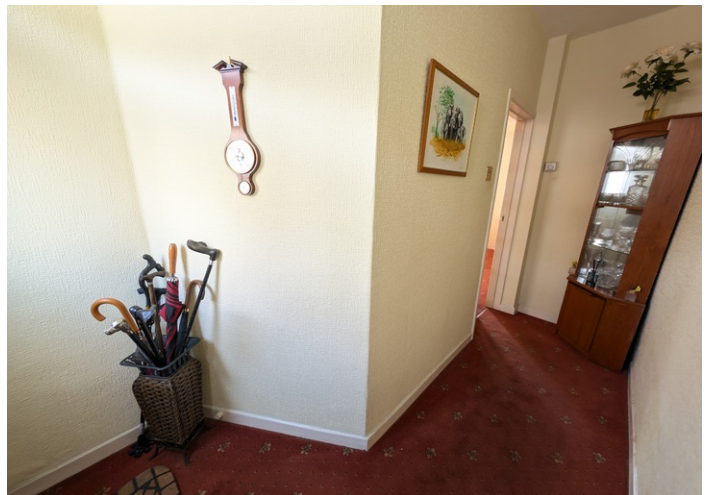
Entrance to the property via Upvc door with side panel. Spacious hallway with wall papered ceiling and walls. Carpets laid. Door leading to living room.



Living room

6.45 m x 3.95 m

Spacious living room with dual aspect Upvc windows. Smooth emulsion ceiling and wall paper walls. Under stairs storage. Carpets laid. Radiator. Power points.



Second reception

3.13 m x 2.91 m

Another great addition to the property with Upvc bay window to the side of the property. Artex ceiling and wall papered walls. Feature fireplace with brick surround. Radiator. Power points. Carpets laid. Door leading to kitchen . Staircase to first floor.

Kitchen

3.13 m x 2.91 m

L shaped kitchen with ample base and wall units with complimentary worktops. Integrated oven and hob with extractor fan. Space for under counter fridge and freezer. Plumbing for washing machine. Upvc window to the rear. Vinyl flooring. Smooth emulsion ceiling with spotlights. Smooth emulsion walls with tiled splashbacks. Radiator. Power points. Doors leading to ground floor WC and rear garden and parking.



Rear open hallway

1.38 m x 0.90 m

Open walkway leading the ground floor wc and rear garden.



Landing

4.08 m x 1.78 m

Wood panelled ceiling and wall papered walls. Carpets laid. Doors leading to all 3 bedrooms and wet room.



Bedroom 1

3.61 m x 3.18 m

Nice size double bedroom. Polystyrene tiled ceiling. Wall papered walls. Carpets laid. Radiator. Power points. Upvc window to the front.



Bedroom 2

3.23 m x 2.61 m

Polystyrene tiled ceiling. Wall papered walls. Radiator. Power points. Upvc window to the side.



Bedroom 3

2.69 m x 1.76 m

Polystyrene tiled ceiling. Wall papered walls. Power points. Carpets laid. Upvc window to the front.



First floor shower room

3.78 m x 3.14 m

Spacious wet room fitted with walk in shower. Wash hand basin and WC. Cupboard housing combination boiler. Smooth emulsion ceiling and walls. Upvc window to the side. Non slip flooring. Radiator.

Rear garden

Expansive garden featuring off-road parking for up to 4 cars with front and rear access via gates. This generous space also features a patio area as well as a grass lawn.









EPC

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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