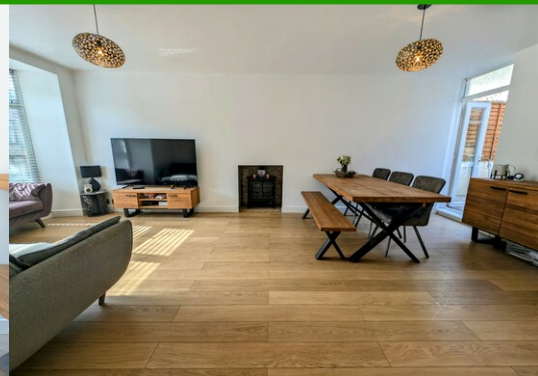




**Greenfield Terrace, Abercynon.  
CF45 4TL**

**FOR SALE  
£175,000**



- **SEMI DETACHED**
- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**



**3**



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## **Property Description**

**\*\* SEMI DETACHED HOME IN ABERCYNON \*\***

T Samuel Estate Agents welcome you to this delightful semi-detached property situated in the highly sought-after location of Abercynon. This well-maintained home combines comfort and functionality with its appealing features and convenient location.

As you enter through the hallway, you'll be greeted by a warm and cosy living room featuring smooth emulsion walls, laminate flooring, and a charming gas-effect log burner. Natural light fills the space through the uPVC bay window at the front, while the uPVC French doors at the rear open up to a lovely patio area, ideal for relaxing or entertaining.

The modern kitchen is a highlight, with its dual-tone units and complementary wooden work surface. The porcelain tiled flooring and well-appointed fixtures make it both functional and attractive. Adjacent to the kitchen, the utility room provides added convenience with its practical features and additional storage space.

Upstairs, you'll find three bedrooms with built-in storage. The upstairs bathroom is thoughtfully designed, featuring a clean white suite and a separate shower area, with a frosted glass window ensuring privacy.

Step outside to enjoy the well-maintained exterior, where a gated forecourt at the front and a tiered garden at the rear enhance the property's appeal. The rear garden features artificial lawn and a decked area, perfect for outdoor enjoyment. A block-built storage shed adds practicality to the outdoor space.

Located close to the A470, this home offers excellent commuter links, while Abercynon village, with its shops, GP surgery, and train station, is just a short stroll away. Nearby primary schools and a sports center further enhance the convenience of this location, making it a perfect choice for families and professionals alike.

This semi-detached gem combines modern living with a vibrant community setting, offering an exceptional opportunity to create your new home. Don't miss out on this charming property in Abercynon!

## **ENTRANCE HALL**

2.23 m x 1.07 m

Step into the entrance hall through a white uPVC front door. Smooth emulsion walls and ceiling. Laminate flooring for durability. Radiator and a cupboard housing the electric meter and fuse board. Door leading to the living room.

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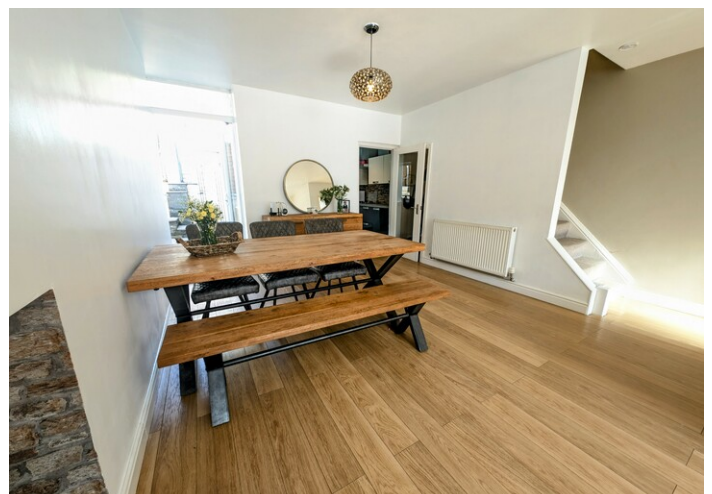
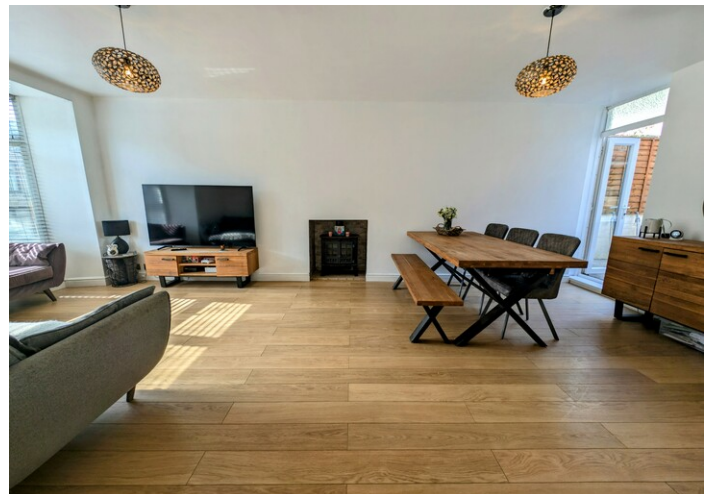


## **LOUNGE**

6.73 m x 4.51 m

Step into a beautifully designed living space that combines comfort with style. The smooth emulsion walls and ceilings create a clean and modern atmosphere, while the laminate flooring adds warmth and elegance to the room. Enjoy the cosy ambiance provided by a gas-effect log burner, perfect for relaxing evenings. The living room has two radiators, ensuring warmth throughout the year, and ample power points for all your electronic needs. The room is both bright and functional, featuring a uPVC bay window at the front that floods the space with natural light, and uPVC French doors at the rear, offering seamless access to your outdoor area. Additionally, there's practical under-stairs storage, helping you keep the space clutter-free. Stairs lead to the first floor, making this room not just a living area, but the central hub of your home.

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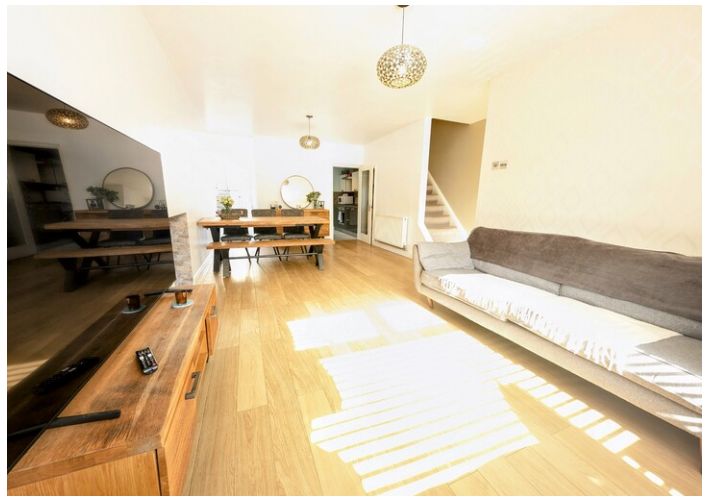
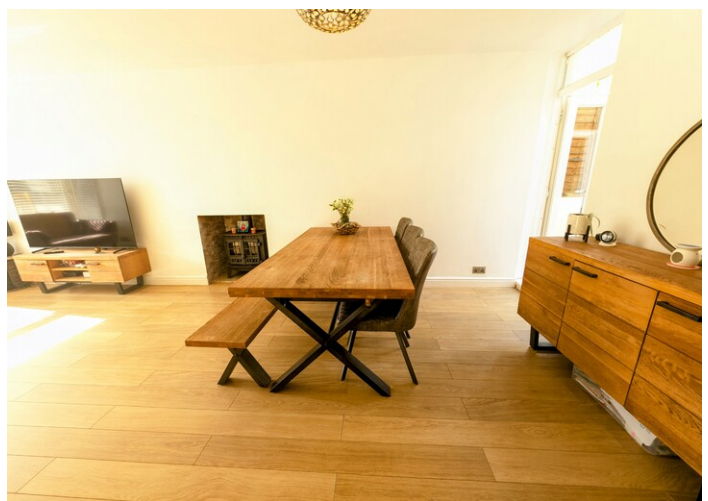


## **KITCHEN**

2.74 m x 2.40 m

This kitchen is a perfect blend of modern design and practicality. The dual-tone kitchen units are a striking feature, beautifully paired with a complementary wooden work surface that provides both style and ample space for meal prep. The smooth emulsion walls and ceiling create a fresh, clean look, while the tiled splashback adds a touch of elegance and easy maintenance. The kitchen is finished with porcelain tiled flooring, enhancing its durability and sophisticated appeal. Equipped with a built-in oven and hob, complete with an extractor hood, this kitchen is designed for both casual cooking and gourmet creations. A stainless steel sink unit offers a sleek and functional workspace, ideal for everyday use. A radiator ensuring warmth, multiple power points for all your kitchen gadgets, and a seamless entrance into the utility room for additional storage and functionality. uPVC window to the side, while the uPVC door provides access to the rear.

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## **UTILITY ROOM**

2.20 m x 1.84 m

The utility room is a highly functional space designed to make household tasks easier. It features emulsion walls and a matching ceiling. The laminate flooring is both durable and easy to maintain, ideal for a busy utility area. This room is well-equipped with power points, ensuring convenience for all your appliances. A double wall-mounted cupboard with a worktop provides extra storage and workspace, keeping your laundry essentials organized. The room is plumbed for an automatic washing machine, making laundry day a breeze. Radiator. Two uPVC windows to the rear, brightening up the space and ensuring ventilation.

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## **LANDING**

The landing area serves as a central point upstairs, offering smooth emulsion walls and a ceiling that contribute to a clean, cohesive look throughout the home. Carpet flooring. Practical features include attic access for additional storage, as well as a built-in storage cupboard, perfect for keeping linens and other essentials neatly tucked away. The landing provides access to three bedrooms and the upstairs bathroom, ensuring a functional flow to the layout.

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## **UPSTAIRS BATHROOM**

3.16 m x 2.43 m

The upstairs bathroom offers a white suite that includes a bath, w.c., and wash hand basin. The smooth emulsion walls and ceiling create a bright, fresh atmosphere, complemented by the tiled flooring, which is both stylish and easy to maintain. For added convenience, the bathroom includes a separate shower with half-height bi-fold doors, providing a space-efficient option for quick showers. Radiator. The uPVC window to the side, fitted with frosted glass, ensures privacy.

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## **BEDROOM 1**

3.71 m x 3.41 m

The primary bedroom features smooth emulsion walls and a ceiling. The laminate flooring adds a touch of warmth and durability, making the space both cosy and easy to maintain. Radiator and power points for all your electronic needs. Practicality meets convenience with two built-in cupboards—one housing the combi boiler and the other providing ample wardrobe space. uPVC window to the rear.

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## **BEDROOM 2**

2.86 m x 2.34 m

The second bedroom features smooth emulsion walls and a ceiling that creates a clean and modern look. The laminate flooring provides a warm and durable surface, perfect for any decor style. Radiator and power points for convenience. A built-in cupboard offers ample wardrobe space, helping to keep the room organized and clutter-free. uPVC window to the front.

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## **BEDROOM 3**

2.52 m x 2.10 m

The third bedroom features emulsion walls with a wallpapered feature wall that adds character and visual interest. The emulsion ceiling complements the overall clean and modern look Carpet flooring.

Radiator and power points for convenience. A built-in cupboard provides ample wardrobe space, keeping the room organized. Perfect space for a child's room, guest room, or home office. uPVC window to the front.

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## **EXTERIOR**

The front of the property greets you with a charming approach, featuring steps that lead up to a gated forecourt, providing a welcoming entrance. A side entrance with a wooden gate offers convenient access to the exterior and additional privacy.

At the rear, the patio area outside the uPVC back door is perfect for outdoor dining and relaxation. Steps lead from the patio to a block-built storage shed, offering ample space for tools and equipment.

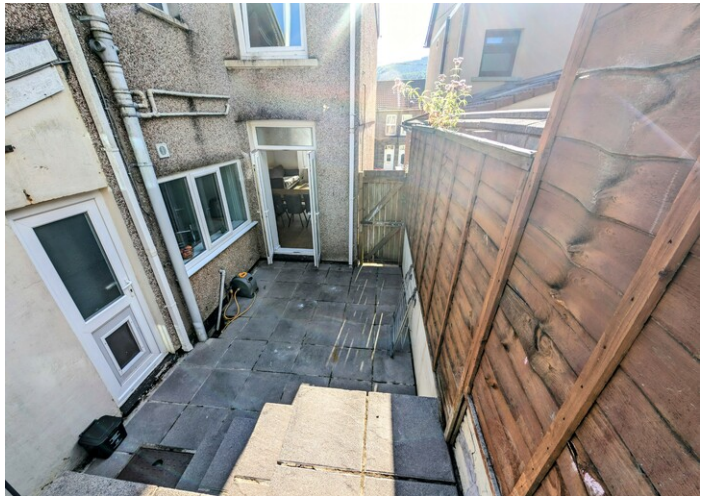
The garden is thoughtfully designed with a tiered layout, featuring low-maintenance artificial lawn and a decked area, ideal for enjoying sunny days or hosting gatherings. This combination of practical and stylish outdoor spaces makes the exterior of the home both functional and inviting.

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# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.