



**Avondale Street, Ynysboeth,  
Abercynon, CF45 4YU**

**FOR SALE**  
**£135,000**



- **2 BEDROOM END OF TERRACE**
- **UPSTAIRS BATHROOM**
- **NEWLY MODERNISED**



**2**



**1**



**1**



## **Property Description**

T Samuel Estate Agent brings to market this beautifully modernised 2 bedroom end of terrace home, situated in Avondale Street, Ynysboeth, Abercynon.

Featuring a light and airy living and dining room. The space flows seamlessly into a stylish high gloss kitchen with ample storage and integrated quality appliances. The spacious master bedroom, formerly two rooms, is the perfect retreat after a hard days work !! The bright second bedroom includes a cupboard housing the combi boiler, a rear-facing UPVC window, and fresh carpet. The elegantly appointed bathroom features a roll top bath with a shower, attractive tiling, a vanity unit with a wash hand basin, and a chrome heated towel radiator. Outside, the generous rear garden offers ample space for outdoor furniture, with a mix of lawned and split slate finishes, a pedestrian side gate, and potential for off road parking.

Perfect for first time buyers, it is turn key ready!!

This home offers a fantastic layout, with local amenities such as a primary school and a play park right on your doorstep. Close to A470 making commuting easy.



### **Hallway**

3.89 m x 0.89 m

Entrance to the property is via uPVC front door. Newly modernised with smooth emulsion ceilings and walls. Laminate flooring laid. Radiator. Door to lounge diner and staircase to first floor.

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### **Living room**

3.12 m x 2.96 m

A beautifully modernised, light, and airy living room featuring smooth ceilings and walls. The space is enhanced by an elegant ceiling rose and a UPVC window that allows natural light to fill the room, creating a welcoming and attractive atmosphere.

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### **Dining room**

3.34 m x 3.28 m

Seamlessly flowing from the living room, this space boasts a smooth emulsion ceiling and walls, complemented by a stylish ceiling rose. The modern laminate flooring adds a contemporary touch, while a feature inset on one wall provides the perfect spot for an electric stove style fire. Attractive designer radiator. Power points.

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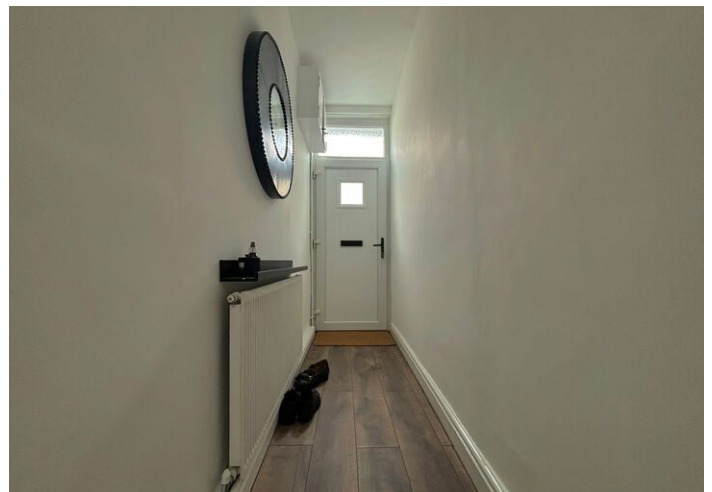


### **Kitchen**

4.33 m x 2.32 m

Stylish high gloss modern kitchen offering ample storage space with solid beech work tops. Featuring top quality integrated appliances, including a Bosch fan oven, induction hob, wash dryer, and dishwasher. Beautiful porcelain tiled flooring. Upvc window and door over looking the rear garden. Door to under stairs storage. Modern, minimalist shelves perfectly complement the sleek worktops, adding both style and functionality to the space. Designer radiator. Power plugs.

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### **Bedroom 1**

4.48 m x 2.70 m

Spacious master bedroom (previously two rooms) featuring double UPVC windows that overlook the front, allowing for plenty of natural light. The room is finished with smooth emulsion ceilings and walls, and newly laid carpet for a fresh, modern feel. Radiator. Power points.

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### **Bedroom 2**

2.62 m x 2.54 m

Bright second bedroom with smooth emulsion ceiling and walls, a cupboard that houses the combi boiler. A UPVC window at the rear provides natural light, while a radiator ensures comfort. The room is finished with newly laid carpet for a fresh look. Radiator. Power points.

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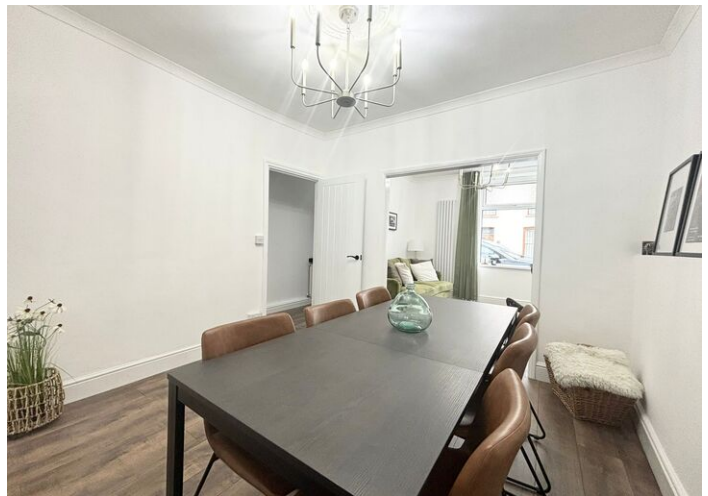


### **Bathroom**

3.65 m x 1.49 m

Beautifully appointed bathroom suite in crisp white, featuring a classic roll top bathtub with a shower overhead and attractive tiling surround. It includes a wash hand basin with a sleek vanity unit, a WC, and modern laminate flooring. A chrome heated towel radiator adds a touch of luxury and warmth. Smooth emulsion ceiling and emulsion smooth walls.

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### **Landing**

3.56 m x 0.72 m

Smooth emulsion ceiling and walls. uPVC window to the rear. Newly laid carpets. Doors leading to both bedrooms and bathroom.

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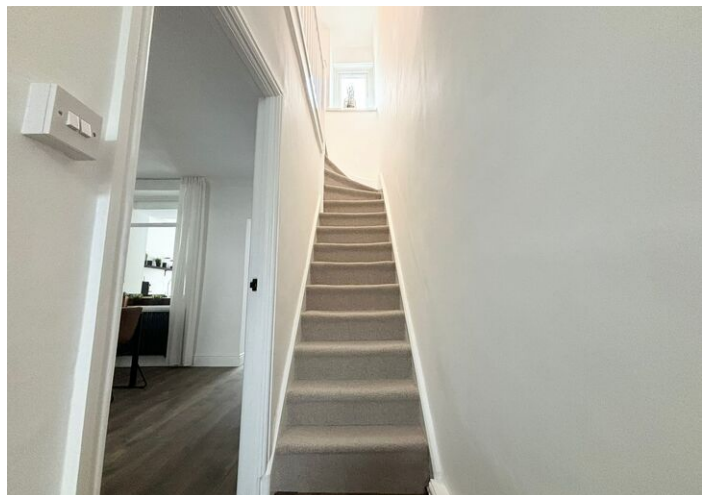




## **Rear garden**

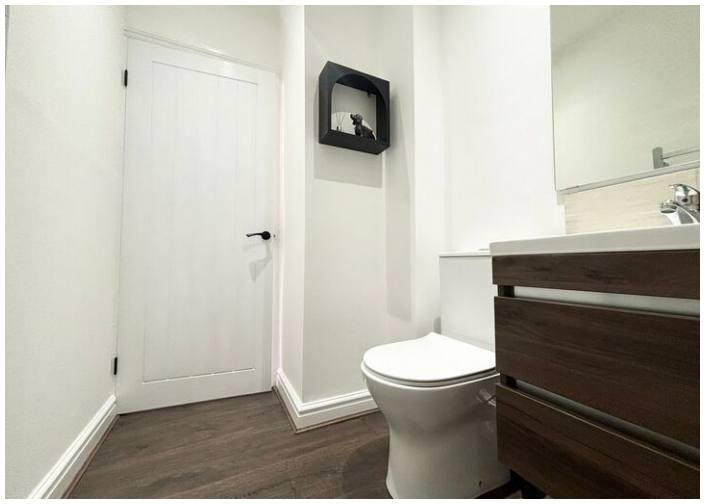
Sunny generously sized rear garden offering plenty of space for outdoor furniture, featuring a combination of lawned areas and split slate finishes. It also includes a convenient pedestrian side gate and offers potential for off road parking at the rear subject to planning permission.

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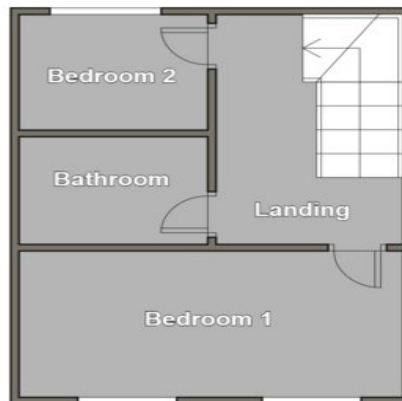




# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(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.

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