



**Glancynon Terrace, Abercynon.
CF45 4TG**

FOR SALE
£99,950



- **2 BEDROOMS**
- **STREET LEVEL ENTRANCE**
- **PARKING FOR 2 VEHICLES TO THE REAR**



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Property Description

**** TWO BEDROOM GROUND LEVEL ENTRANCE FLAT ****

T Samuel Estate Agent bring to the market this spacious and modern 2 bedroom flat with street level entrance.

A rare feature is parking for 2 vehicles to the rear.

Local corner shop on your door step and the village of Abercynon is a short stroll away with further shops, health centre and train station.

Perfect combination of convenience and comfort.

The A470 is a stones throw away providing easy access for commuters.

Accommodation: Entrance hall, lounge, kitchen/diner, bathroom and two bedrooms. Communal area to the rear and parking for 2 vehicles.

ENTRANCE HALL

Entrance via a composite front door. Wallpaper ceiling. Wallpaper walls. Laminate flooring. Electric meter and fuse board. Door to lounge.

LOUNGE

6.34 m x 3.85 m

Wallpaper ceiling with coving. Emulsion walls. Carpet flooring. Two radiators with decorative coverings. Power points. uPVC window to the rear with views of the surrounding fields.



KITCHEN/DINER

5.02 m x 2.98 m

Ample base and wall units in Mink with complimentary work surface. Built in oven and hob. Stainless steel sink unit. Plumbed for automatic washing machine. Wall mounted boiler. Emulsion ceiling with coving. Emulsion walls with tiles around works surface. Radiator. Power points. Carpet and vinyl flooring. uPVC window to the rear with views of the surrounding fields.



INNER HALLWAY

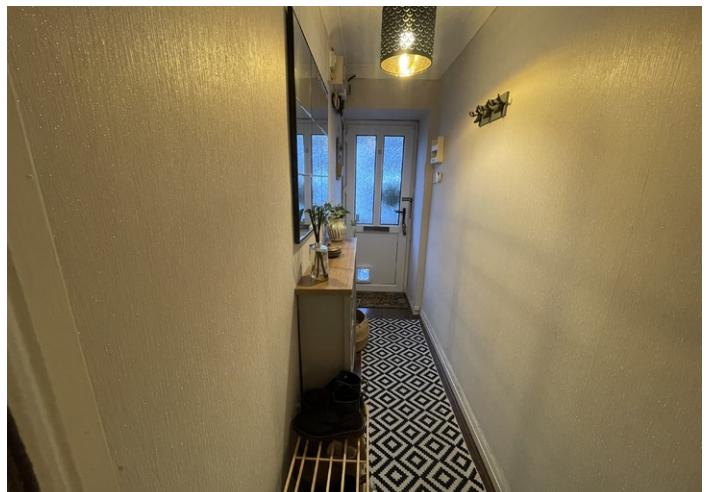
Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Doors leading to two bedrooms, bathroom and large storage cupboard which could be used as a walk in wardrobe.



BATHROOM

2.72 m x 2.00 m

Three piece suite in white comprising bath with shower over and glass shower screen, w.c and wash hand basin with vanity cupboard underneath. Shaver point. Emulsion ceiling with coving. Emulsion and tiled walls. Laminate flooring. Chrome radiator. uPVC window to the side with frosted glass.



BEDROOM 1

3.73 m x 3.46 m

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

BEDROOM 2

3.77 m x 2.23 m

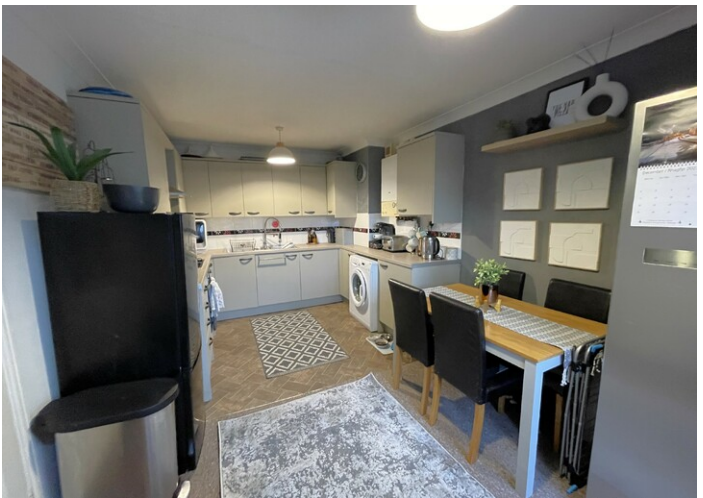
Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

EXTERIOR

Front - Pathway laid with patio stones leading to front door.

Rear - Communal area to the rear and allocated parking for 2 vehicles.

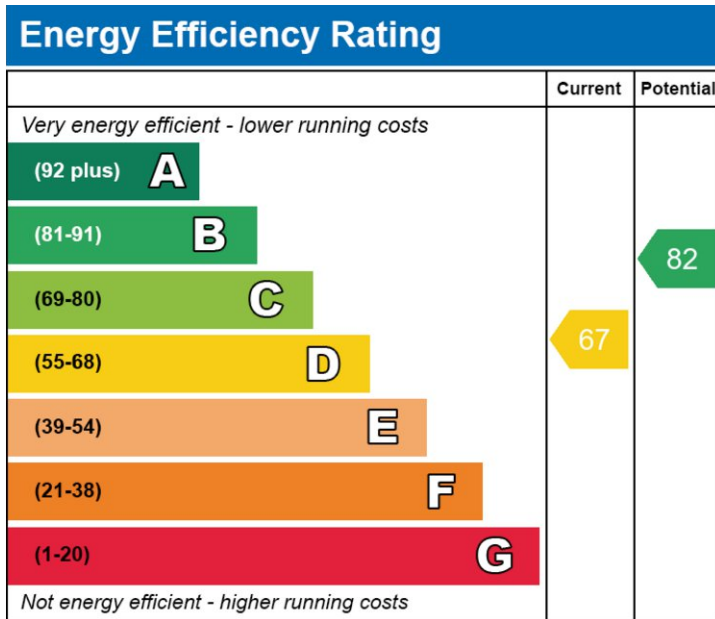








EPC



FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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