



**Abercynon Road, Abercynon.
CF45 4NG**

**FOR SALE
£135,000**



- **TWO BEDROOMS**
- **IMMACULATE PROPERTY**
- **CLOSE TO VILLAGE OF ABERCYNON**



2



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Property Description

*** A TRUE GEM NOT TO BE MISSED ***

Discover this immaculate two bedroom residence in sought after location in Abercynon.

This property would make an ideal first time buy or anyone looking to downsize.

Inside, you have a generous sized lounge with ample space for a dining table. A modern kitchen and the added bonus of a conservatory with picturesque mountain views. Upstairs you have two double sized bedrooms and a modern bathroom.

To the exterior there is a patio covering, ideal to sit outdoors with your morning coffee and a further patio section ideal for outdoor entertaining.

Abercynon village with it's shops, GP surgery, local schools, train station and sports centre is within walking distance, this home offers both serenity and convenience in one delightful package.

The A470 is a short drive away providing easy access for commuters.

Accommodation: Entrance hall, lounge, kitchen, conservatory, two bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a light Oak uPVC front door. Emulsion ceiling with coving. Emulsion walls with dado rail. Porcelain tiled flooring. Stairs to the first floor. Cupboard housing electric meter and fuse board. Door leading to lounge.



LOUNGE

6.37 m x 3.59 m

Generous sized lounge with ample space for a dining table. Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Porcelain tiled flooring. Two radiators. Power points. Bi fold door leading to kitchen. Dual aspect windows to front and rear allowing natural light to flow through.



KITCHEN

4.65 m x 2.77 m

Modern cream high gloss handleless base and wall units with contemporary curved edges. Complimentary black work surface. Integrated appliances to include dishwasher, electric oven, microwave and hob with extractor hood above.

Inset round stainless steel sink unit. Plumbed for automatic washing machine. Emulsion ceiling with coving and sunken spotlights. Emulsion walls with tiles around splash back area. Tiled flooring. Radiator. Power points. Under stair storage. uPVC french doors leading into conservatory and uPVC door to the exterior.



CONSERVATORY

2.98 m x 2.97 m

Lovely addition to this beautiful home, providing views of the surrounding mountains. Lantern style roof. Tiled flooring. Power points. French doors on the side leading to exterior.



LANDING

Emulsion ceiling. Emulsion walls with dado rail. Carpet flooring. Radiator. Power points. Attic access with pull down ladders. Built in wardrobes with mirror doors. Doors leading to two bedrooms and upstairs bathroom.



UPSTAIRS BATHROOM

3.24 m x 2.54 m

Modern bathroom suite which has been updated by its current owner. Free standing bath with separate tiled walk in shower, w.c and wash hand basin with vanity unit. Tiled flooring. Built in cupboard housing combi boiler which was installed in 2021. Free standing storage units in grey gloss. Wall mounted designer radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

3.76 m x 1.95 m

Measurements taken to the fitted wardrobes providing plenty of storage space with sliding mirrored doors and power points inside. Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

2.96 m x 2.59 m

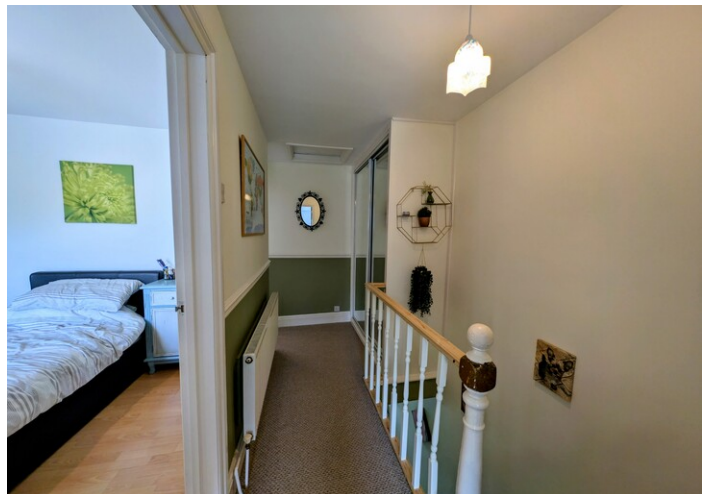
Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the rear.



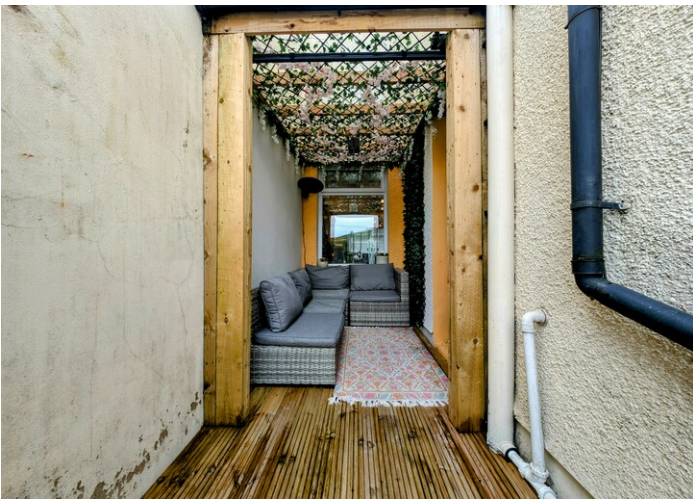
EXTERIOR

Patio covering - The current owners have made use of the patio directly outside the rear door by installing a patio covering with perspex roof. Ideal to sit and enjoy your morning coffee.

Steps down to patio area. Door leading to storage under conservatory. Further steps leading down to rear lane access. Amazing views to the rear of the surrounding mountains.









EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<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

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