



**Abercynon Road, Abercynon.
CF45 4NE**

**FOR SALE
£180,000**



- **DOWNSTAIRS BATHROOM**
- **UPSTAIRS SHOWER ROOM**
- **SEMI DETACHED WITH 3 BEDROOMS**



3



2



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Property Description

This spacious and well-presented semi-detached family home offers three generously sized bedrooms, along with the convenience of both downstairs and upstairs bathrooms, making it perfect for modern family living. Located in the sought-after area of Abercynon, this property enjoys an enviable position close to a wide range of local amenities.

For those who enjoy an active lifestyle, the home is just a stone's throw from Abercynon Leisure Centre and the local Rugby Club, offering excellent sports and recreational facilities for all ages. Families will appreciate the easy walking distance to Abercynon village, where you'll find a variety of shops, a GP surgery, the train station, and primary schools, making day-to-day life incredibly convenient.

Situated on what is known locally as the Quarter Mile, commuters will benefit from immediate access to the A470, providing straightforward routes to surrounding towns and cities. The outdoor spaces include a welcoming forecourt and a private rear garden with a sunny patio and a decked area—ideal for relaxing or entertaining guests.

Combining practical living spaces, a prime location, and excellent local amenities, this lovely family home presents a fantastic opportunity to settle in a vibrant and well-connected community. Early viewing is highly recommended to fully appreciate everything on offer.

ENTRANCE HALL

Entered via a white uPVC front door with attractive stained glass panels, this welcoming hallway features a lightly artexed ceiling, emulsion-finished walls, and laminate flooring for a clean and modern feel. A radiator with a decorative cover adds a stylish touch. The hallway flows seamlessly into the open-plan lounge, setting the tone for the spacious layout throughout.



RECEPTION ROOM 1

3.89 m x 3.63 m

A bright and stylish living space with a lightly artexed ceiling, emulsion walls, and easy-maintenance laminate flooring. A modern vertical radiator adds a contemporary touch, with ample power points throughout. A feature of the room is the sleek wall-mounted electric fire, offering both warmth and a modern focal point. A large uPVC bay window to the front floods the room with natural light and enhances the sense of space. A square archway leads directly into the second reception room, maintaining an open and connected flow.



RECEPTION ROOM 2

4.04 m x 3.42 m

A versatile second living space featuring a lightly artexed ceiling, emulsion walls, and laminate flooring throughout. A modern vertical radiator and multiple power points provide both style and practicality. The room includes stairs to the first floor, useful under-stairs storage, and a door leading to the kitchen. uPVC French doors open directly to the exterior, bringing in natural light and offering easy access to the garden.



KITCHEN

3.36 m x 2.66 m

Fitted with a range of white gloss base, wall, and drawer units, this modern kitchen is finished with a complementary wooden work surface and stainless steel sink unit. It includes a built-in oven and hob with extractor hood above, and is plumbed for an automatic washing machine. A modern vertical radiator and multiple power points add convenience. The room features an emulsion ceiling with coving, emulsion walls with tiled splashback areas, and easy-to-maintain laminate flooring. A uPVC window to the side provides natural light, and a door leads to the downstairs bathroom.



DOWNSTAIRS BATHROOM

2.84 m x 1.98 m

A well-appointed bathroom fitted with a modern white three-piece suite comprising a panelled bath with overhead shower and glass shower screen, WC, and a wash hand basin. The room features an emulsion-finished ceiling and walls, with practical vinyl flooring underfoot. A chrome radiator adds a contemporary touch. Natural light enters through uPVC windows to the rear and side, both fitted with frosted glass for privacy.

LANDING

The landing features a lightly artexed ceiling, emulsion walls, and comfortable carpet flooring. There is access to the attic, with doors leading to three bedrooms and the upstairs shower room.

BEDROOM 1

4.72 m x 2.78 m

A good-sized master bedroom featuring a lightly artexed ceiling with coving, emulsion walls, and carpet flooring. The room benefits from a radiator, multiple power points, and a uPVC window to the front, allowing plenty of natural light.

BEDROOM 2

3.62 m x 2.63 m

A comfortable bedroom with a lightly artexed ceiling and emulsion walls. Carpet flooring adds warmth underfoot, and the room includes a radiator, power points, and a built-in storage cupboard. A uPVC window to the side provides natural light.



BEDROOM 3

3.18 m x 2.17 m

This bedroom features a wallpapered ceiling and emulsion walls, with carpet flooring throughout. It includes a radiator, power points, and a uPVC window to the rear, bringing in natural light.



UPSTAIRS SHOWER ROOM

2.99 m x 1.72 m

An L-shaped bathroom featuring a large shower cubicle, WC, and a wash hand basin. The room is finished with a wallpapered ceiling with coving, emulsion walls, and laminate flooring. A chrome radiator provides added comfort and warmth.



EXTERIOR

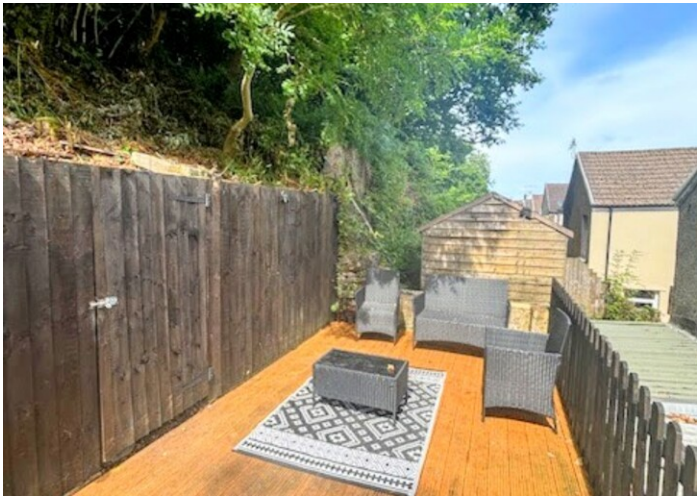
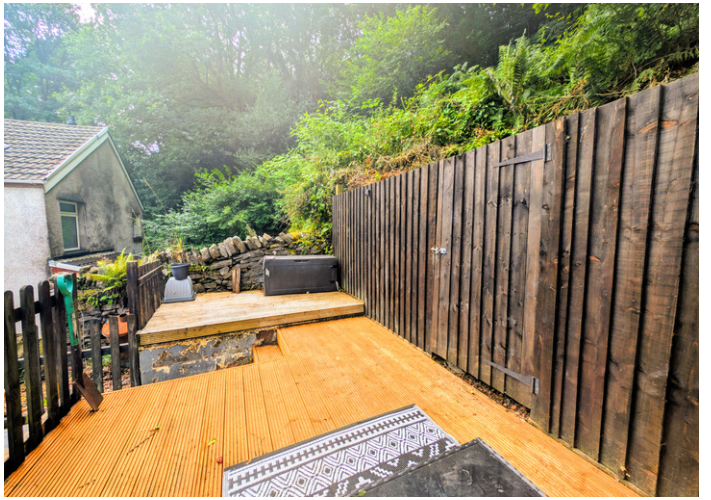
The front of the property features a charming forecourt patio, offering a welcoming and easy-to-maintain outdoor space. A gated side entrance provides handy access to the rear garden.

At the back, you'll find a delightful patio area complete with an outdoor tap — a perfect suntrap for enjoying morning coffees or evening drinks. Steps lead up to a beautifully decked area, fully enclosed by fencing, creating a private and peaceful spot ideal for relaxing, dining, or entertaining guests.









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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