



**Herbert Street, Abercynon.  
CF45 4RH**

**FOR SALE  
£169,000**



- **FOUR BEDROOMS**
- **SPACIOUS AND WELL PRESENTED**
- **CONVENIENT AND SOUGHT AFTER  
LOCATION**



**4**



**1**



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## **Property Description**

This well presented four-bedroom terraced home is located in the sought-after area of Abercynon, offering a fantastic combination of comfortable living and excellent local amenities. Situated on a street with permit parking, this property provides convenience for residents.

On your doorstep, you will find a variety of shops, a GP surgery, primary school and the train station is just a short walk away. Sports enthusiasts will enjoy the nearby sports centre with both indoor and outdoor facilities, as well as local rugby and football fields. For commuters, the A470 is just a stone's throw away, offering quick and easy access to Cardiff, Merthyr Tydfil, and beyond.

Inside, the property welcomes you through a bright entrance porch and hall, leading to a spacious lounge featuring a contemporary wall-mounted fire and a stylish feature wall, creating a warm and inviting living space. The modern kitchen boasts cream gloss units with a matching breakfast bar and plenty of workspace, providing a practical and attractive environment for cooking and entertaining. The downstairs wet room is fully tiled and thoughtfully designed, adding versatility to the ground floor.

Upstairs, the landing provides access to four well-proportioned bedrooms, two of which feature stylish feature walls, all with carpet flooring, radiators, and power points. The property offers plenty of natural light throughout, making every room feel bright and welcoming.

Outside, the low-maintenance rear garden combines patio and artificial lawn, perfect for relaxing or socialising. A large storage shed/workshop with electricity and lighting provides excellent space for hobbies or practical storage, and rear lane access adds further convenience.

This property perfectly combines style, functionality, and location, making it an ideal choice for families, first-time buyers, or anyone looking for a practical home in a thriving community.

## **ENTRANCE PORCH**

Step through a modern white uPVC front door into a bright and welcoming entrance porch. The space features a mix of half-tiled and half-emulsion walls, complemented by an emulsion ceiling and practical vinyl flooring — ideal for easy maintenance. The electric meter and fuse board are neatly housed here, and an attractive oak door with three glass panels leads through to the main hallway, adding a warm touch of character and natural light.

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## **ENTRANCE HALL**

A welcoming entrance hall featuring a smooth emulsion ceiling with coving and matching smooth emulsion walls. The practical vinyl flooring continues seamlessly from the porch, creating a clean and cohesive look. The space includes a radiator and convenient power points, with stairs rising to the first floor. An elegant oak door with three glass panels provides access to the lounge, allowing light to flow naturally through the ground floor.

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## **LOUNGE**

6.62 m x 4.05 m

A spacious and tastefully presented lounge featuring a smooth emulsion ceiling and walls, with one wall finished in a stylish wallpaper to create an attractive feature. Sunken spotlights set within the alcoves provide a warm, ambient glow, while the carpet flooring adds comfort underfoot. A contemporary wall-mounted black glass fire offers a striking focal point to the room. The space also includes two radiators, power points, and an oak door leading to understairs storage. Elegant oak double doors with glass inserts open through to the kitchen, and a uPVC window to the front allows plenty of natural light to fill the room.

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## **KITCHEN**

4.50 m x 3.43 m

A beautifully appointed kitchen offering a stylish blend of modern design and practicality. Fitted with ample cream gloss base and wall units, complemented by wooden work surfaces and a matching breakfast bar, the space is both functional and inviting. A stainless steel sink unit is conveniently positioned within the work surface area, and the room is plumbed for an automatic washing machine. The kitchen also benefits from a Flavel range cooker with an extractor hood above, tiled flooring for easy maintenance, and a smooth emulsion ceiling with sunken spotlights providing excellent lighting. Smooth emulsion walls with tiled splashbacks surround the work areas, and a skylight adds a touch of natural brightness. Additional features include a radiator and power points for convenience. An oak door leads to the downstairs wet room, while a uPVC door with frosted glass opens to the rear of the property, with a uPVC window to the side providing further natural light.

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## **DOWNSTAIRS WET ROOM**

2.34 m x 2.05 m

A well-designed and modern downstairs wet room featuring a wall-mounted shower with a half-height bi-fold shower screen, WC, and a wash hand basin with vanity unit providing useful storage. The room is finished with a smooth emulsion ceiling complete with coving and sunken spotlights, fully tiled walls, and non-slip flooring for safety and practicality. Additional features include a radiator and a uPVC window to the rear with frosted glass, allowing natural light while maintaining privacy.

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## **LANDING**

A bright and well-presented landing featuring smooth emulsion walls and ceiling with carpet flooring for comfort. The area includes attic access and power points, with doors leading to four bedrooms, providing a central and practical space connecting the first-floor accommodation.

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## **BEDROOM 1**

3.92 m x 3.09 m

A bright and inviting bedroom featuring smooth emulsion walls, with one wall finished in decorative wallpaper as a feature. The room has a smooth emulsion ceiling and carpet flooring, along with a radiator and power points for convenience. A uPVC window to the front allows plenty of natural light to enter the space.

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## **BEDROOM 2**

3.50 m x 2.37 m

A comfortable and well-presented bedroom featuring a smooth emulsion ceiling and decorative wallpapered walls. The room is finished with carpet flooring and includes a radiator and power points for convenience. A uPVC window to the side allows natural light to fill the space.

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## **BEDROOM 3**

3.12 m x 2.41 m

A well-proportioned bedroom featuring a smooth emulsion ceiling and wallpapered walls, with carpet flooring underfoot. The room includes a radiator, power points, and a built-in cupboard for additional storage. A uPVC window to the rear allows natural light to brighten the space.

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**BEDROOM 4**

3.12 m x 1.64 m

A charming bedroom featuring a smooth emulsion ceiling and walls, with one wall finished in decorative wallpaper as a feature. The room has carpet flooring, along with a radiator and power points for convenience. A uPVC window to the front provides natural light and a pleasant outlook.

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**EXTERIOR**

The property benefits from a low-maintenance enclosed rear garden, featuring a combination of patio and artificial lawn, perfect for outdoor relaxation or entertaining. A large storage shed/workshop with electricity and lighting provides versatile space for storage or projects. The garden also offers rear lane access for added convenience.

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## 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.

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