



**LOCK STREET, ABERCYNON.
CF45 4UH**

**FOR SALE
£195,000**



- **ORIGINAL FEATURES**
- **SOUGHT AFTER LOCATION**
- **A SECLUDED GARDEN HAVEN, PERFECT FOR PEACEFUL ESCAPE**



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Property Description

This delightful semi-detached property in the popular Abercynon area perfectly combines character and modern comfort. Packed with original features, including internal doors, fireplaces, and beautiful sash windows, the home exudes charm at every turn.

Inside, the lounge is a cosy haven with a striking log burner and double doors leading into a bright conservatory, creating a wonderful space for relaxing or entertaining. The kitchen is practical and welcoming, with wooden base units, a freestanding cooker, and easy access to the conservatory. A downstairs W.C./utility adds convenience, while upstairs, two bedrooms retain period features and original fireplaces. The attic space offers versatility with Velux windows and useful under-eave storage.

The real showstopper is the garden — a beautifully landscaped outdoor haven. A patio wraps around the conservatory for alfresco dining, with steps leading down to a secluded lawn surrounded by mature trees and shrubs. A raised patio with a bench offers a peaceful spot to unwind, while additional outbuildings and a wooden shed provide practical storage. The garden has a serene, woodland-like feel, making it perfect for both entertaining and quiet relaxation.

Located within walking distance of Abercynon village, with shops, a GP surgery, and a train station, and close to a sports centre offering indoor and outdoor activities. Commuters will appreciate the A470 just a minute's drive away.

A truly charming home full of character and with a garden that will delight — this property is not to be missed.

ENTRANCE PORCH

Step into a welcoming entrance porch, featuring a carpeted floor, emulsion ceiling, and wallpapered walls. The space houses the electric meter and fuse board and provides access through a door into the main hallway.

ENTRANCE HALL

The entrance hall welcomes you with carpeted flooring, an emulsion ceiling, and walls. The staircase leads to the first floor, and doors provide access to both the lounge and kitchen. Original corbels add a touch of period character, hinting at the charm found throughout the property.

LOUNGE

6.58 m x 3.57 m

A charming lounge featuring a striking log burner set on a hearth, perfect for cosy evenings. The room retains its character with a brown sash window to the front, emulsion ceiling with coving, wallpapered walls, and carpeted flooring. Power points are conveniently located, and double doors open into the conservatory, creating a light and welcoming flow.

KITCHEN

4.72 m x 2.89 m

The kitchen is fitted with wooden base units and complementary work surfaces, complete with a stainless steel sink unit and a freestanding cooker. Emulsion walls and ceiling, along with vinyl flooring, create a practical and welcoming space. A window looks into the conservatory, and a door provides convenient access to it. There is also a door leading to the W.C./utility room, enhancing functionality.



DOWNSTAIRS W.C/UTILITY ROOM

3.04 m x 1.94 m

A practical space serving as both a W.C. and utility room, featuring a W.C. and wash hand basin. The room has an emulsion ceiling and walls, vinyl flooring, and power points. A window to the side provides natural light, and there is a worktop with plumbing in place for an automatic washing machine, offering excellent functionality.



CONSERVATORY

4.03 m x 2.02 m

A bright and airy conservatory featuring a panelled ceiling and glass windows all around, allowing plenty of natural light to fill the space. French doors open out to the exterior, creating a seamless connection between indoor and outdoor living.



LANDING

The first-floor landing features emulsion walls and ceiling, with carpeted flooring underfoot. Doors lead to two bedrooms and the upstairs bathroom, while stairs provide access to the attic space.



UPSTAIRS BATHROOM

3.49 m x 2.95 m

The first-floor bathroom features a three-piece suite comprising a bath with an over-bath shower, W.C., and wash hand basin. Emulsion ceiling and a combination of emulsion and wood-panelled walls complement the room, while a built-in cupboard provides practical storage. A chrome radiator and a window to the side complete this well-appointed bathroom.



BEDROOM 1

4.85 m x 2.88 m

A charming double bedroom featuring an emulsion ceiling, wallpapered walls, and carpeted flooring. Power points are conveniently located, and the room retains a sense of character with an opening where the original fireplace once stood. Two beautiful sash windows to the front allow natural light to fill the space.



BEDROOM 2

3.80 m x 3.33 m

A comfortable bedroom with an emulsion ceiling, wallpapered walls, and carpeted flooring. Power points are provided for convenience, and the room features an original fireplace, adding a touch of period character. A window to the rear fills the room with natural light.



ATTIC SPACE

3.65 m x 3.59 m

A versatile attic space featuring emulsion walls and ceiling, carpeted flooring, and power points. Velux windows to both the front and rear allow plenty of natural light, and there is useful under-eave storage, making this a practical addition to the home.



EXTERIOR

The property boasts a beautifully landscaped garden that perfectly complements its character. A patio wraps around the conservatory, ideal for outdoor dining or relaxing, with a gate providing convenient side access. The garden features a well-maintained lawn with mature trees and shrubs, creating a sense of privacy and tranquility. A wooden storage shed and outbuilding offer practical space, while a raised patio with a bench provides a peaceful spot to enjoy the surroundings. Steps lead down to a further lawn area, enveloped by trees, giving a secluded, woodland-like atmosphere — a truly enchanting outdoor space to unwind and entertain.







EPC

FLOORPLAN



Misdescriptions Act 1991

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