



**King Street, Abercynon. CF45
4UW**

FOR SALE
£140,000



- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **IN NEED OF UPDATING**



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Property Description

A three-bedroom mid-terrace property situated in the popular and sought-after area of Abercynon. The home is in need of updating, offering an ideal opportunity to create a good-sized family home to your own taste.

The village of Abercynon is within walking distance, providing a range of local amenities including shops, a GP surgery, a primary school, and a train station. For commuters, the A470 is just a short drive away, offering excellent road links to surrounding areas.

Internally, the property comprises a lounge with a wide opening into a second reception room, a kitchen, a downstairs bathroom, and three bedrooms arranged off the landing, with attic access and useful built-in storage. Externally, there is an enclosed low-maintenance yard with storage, providing a practical and secure outdoor space.

This property presents a fantastic opportunity for anyone looking to invest time and creativity to create a spacious family home in a well-connected location.

ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion walls and ceiling, carpet flooring, and access to the electric meter and fuse board. Doors lead to the lounge, with stairs rising to the first floor.

RECEPTION ROOM 1

3.91 m x 3.87 m

Emulsion ceiling with coving and a ceiling rose, emulsion and wallpapered walls, and carpet flooring. The room includes a radiator, power points, and a uPVC window to the front. A wide opening leads through to the second reception room.

RECEPTION ROOM 2

4.69 m x 2.81 m

Emulsion ceiling and walls, carpet flooring, radiator and power points. There is access to an understairs cupboard, a uPVC window looking into the lean-to, and a door leading through to the kitchen.

KITCHEN

4.01 m x 2.22 m

Fitted with white wall and base units with a complimentary work surface, vinyl flooring, a freestanding cooker, and a stainless steel sink unit. Plumbed for an automatic washing machine, with power points and emulsion ceiling and walls. Doors lead to the lean-to and the bathroom.

DOWNSTAIRS BATHROOM

2.22 m x 2.11 m

Fitted with a three-piece suite comprising a bath with wall-mounted shower, WC and wash hand basin. The room features an emulsion ceiling, tiled walls, carpet flooring, a radiator, and a uPVC window to the side with frosted glass.



LANDING

Emulsion ceiling and walls with carpet flooring. Doors lead to three bedrooms.

BEDROOM 1

4.28 m x 2.86 m

Emulsion walls and ceiling, carpet flooring, radiator and power points. Two uPVC windows to the front provide good natural light, and stairs lead up to the attic storage area.

BEDROOM 2

3.68 m x 2.39 m

Emulsion walls and ceiling, carpet flooring, radiator and power points. Features a built-in cupboard housing the combi boiler and a uPVC window to the rear.

BEDROOM 3

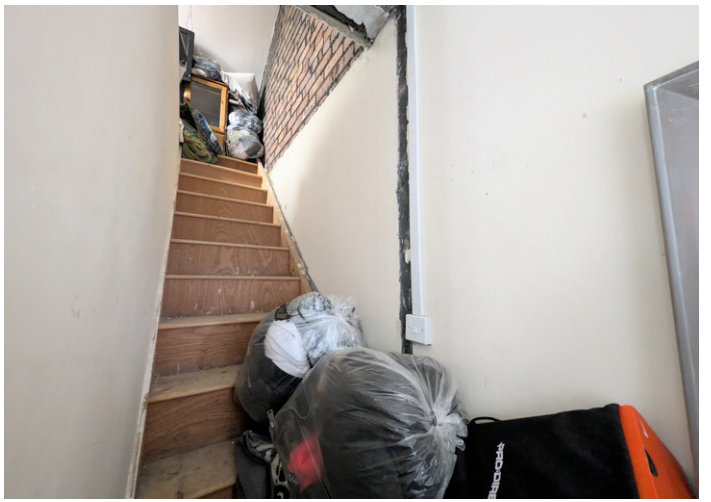
3.01 m x 2.38 m

Emulsion walls and ceiling, carpet flooring, radiator and power points. uPVC window to the rear.

EXTERIOR

Enclosed low-maintenance yard with built-in storage, providing a practical and secure outdoor space.







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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