



**Station Road,
Abercynon CF45 4TA**

- EPC Rating: Awaited
- Council Tax Band B
- Two Bedrooms
- Allocated Parking
- Open Plan Lounge/Kitchen





About The Property

Well presented two bedroom ground floor flat that is situated in the popular village of Abercynon. Positioned in a prime spot for commuters with the A470 a few minutes drive and the train station is right on your doorstep. Easy access to local schools and amenities. This would be perfect to live in or let out.

Accommodation

Entrance Hallway

Communal door to front leading to main entrance

Lounge

14' x 11' 2" (4.27m x 3.40m)
 Open plan to kitchen

Kitchen

11' 2" x 5' 2" (3.40m x 1.57m)

Bedroom One

10' 2" x 7' 10" (3.10m x 2.39m)

Bedroom Two

10' 6" Max x 12' 10" Max (3.20m Max x 3.91m Max)

Shower Room

Communal Car Park

Allocated parking

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Property Ref:ABD100232 - 0002

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.